

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

**ZONING BOARD OF APPEALS
WEDNESDAY
September 04, 2024, @ 6:30 P.M.**

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or 734-544-4000 ext. 1.

1. Call Meeting to Order
2. Roll Call – Determination of a quorum
3. Approval of Agenda
4. Approval of the August 07, 2024, Regular Meeting Minutes
5. Public Hearing

Applicant: EROP, LLC
Location: 2675 Washtenaw Avenue, Ypsilanti, MI 48197
Parcel ID: K-11-06-304-004
Request: Article 5 – Sec. 507.E: Transparency Requirements: Request for variance to the transparency requirements on Washtenaw Avenue facade in form-based districts.

6. Open discussion for issues not on the agenda
 - a. Planning Department report
 - b. Correspondence received.
 - c. Zoning Board of Appeals members
 - d. Members of the audience and public
7. Any other business that may come before the Zoning Board of Appeals
8. Adjournment

(THERE IS NO WORK SESSION)

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS**

Wednesday, August 07, 2024

6:30 pm

COMMISSIONERS PRESENT

Marsha Kraycir

Elizabeth El-Assadi

Stan Eldridge

David Marshall

STAFF AND CONSULTANTS

Fletcher Reyher, Planning & Development Coordinator

Sally Elmiger, Planning Consultant

Dennis McLain, Township Attorney

i. **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. Kraycir called the meeting to order at 6:30 p.m. Ms.Kraycir completed the roll call and confirmed a quorum was established.

ii. **APPROVAL OF AGENDA**

MOTION: Mr. Eldridge **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Ms. El- Assadi and **PASSED** by unanimous consent.

iii. **APPROVAL OF OCTOBER 4, 2023, REGULAR MEETING MINUTES**

MOTION: Ms. El- Assadi **MOVED** to approve the October 4, 2023; Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Eldridge and **PASSED** by unanimous consent.

iv. **PUBLIC HEARING**

- **Applicant: Johnson Sign Company**

Location: 1201 S. Huron Street, Ypsilanti, MI 48197

Parcel ID: K-11-37-420-004

Request: Article 15 – Sec. 1509.6: Permitted Signs in Form-Based Districts: Request for variance to the ground sign requirements in form-based districts.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented a report on behalf of the applicant (Johnson Sign Company).

Johnson Sign Company is requesting for variance to the ground sign requirements of Article 15 – Sec. 1506.6 – Permitted signs in form-based districts of the Township Zoning Ordinance to construct a ground sign that exceeds the height and size requirements allowed.

The parcel is a 132-acre parcel, located at the S. Huron Street and James L. Hart Parkway Intersection, just south of the S. Huron and I-94 Interchange. The property is Zoned TC, Town Center with a Site Type D Designation. This property is owned by the Charter Township of Ypsilanti but is leased to the Eagle Crest Golf Course.

Johnson Sign Company is asking the Zoning Board of Appeals to consider granting them a 209 sq. ft. variance, and a 2-foot height variance to the required 32 sq. ft. sign area and 6-foot height requirement.

Mr. Fletcher Reyher presented to the Zoning Board an aerial and the street view of the parcel.

Mr. Fletcher Reyher provided the Analysis & Criteria:

The Zoning Board of Appeals may grant a dimensional or non-use variance only upon a finding that compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty and unreasonably present the use of the property.

Criteria's:

- **That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district:** The Planning Department opinion on the Eagle Crest property has unique characteristics that warrant the proposed variance. Specifically, the driveway entrance to the

property is at the first intersection about 1,000 feet south of the I-94 Highway interchange with a 45-mph speed limit. The location and speed limit require signage that is easily visible to drivers and the current zoning requirement would hinder it. The parcel is very large (132 acres), with a wide frontage on Huron St. (over 1,000 feet). This condition does not generally apply to other properties in this zoning district.

- **That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity:** The Planning Department opinion is that the variance is necessary to allow the applicant to enjoy the same substantial property rights possessed by other properties in the same zoning district, including adequate identification of the golf course given the traffic speeds and expansive size of the property. The property's unique location as the first entrance off a highway interchange, adequate signage is essential for safe and efficient navigation.
- **That the authorizing of such a variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this Ordinance or the public interest:** Variance relief for this property will not be a substantial detriment to, harmful to, or alter the essential character of the area. The new sign is adequately scaled relative to the size of the property and length of frontage.
- **The property and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors:** The need for the variance arises from factors beyond the applicant's control, such as the property's unique location, roadway speed limits, size of the property, and visibility requirements.
- **The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible:** The proposed 8-foot tall, 241 sq. ft. sign is the minimum necessary to achieve the desired visibility and communication goals. The applicant has explored other options, but none would meet the requirements given the site conditions. The design of the proposed sign is also 51 sq. ft. (or 17%) smaller than the existing sign.

Ms. Kraycir inquired if the applicant explored any other options; Mr. Fletcher Reyher stated the applicant has explored the building signage under the current ordinance requirements.

Jim Anderson representing Johnson Sign Company informed the Zoning Board on the new additional item to the packet is the Ypsilanti Township Logo (this was presented to the Board during the meeting). This is a fabricated aluminum logo with five colors, digitally printed. The logo would be added to the Eagle Crest Golf Course signage. Mr. Anderson shared about the new message board at Eagle Crest.

Ms. El- Assadi inquired about the brightness of the sign (day/night); Mr. Anderson stated that the signs are off during the day, during the night the signs are in accordance with lighting standards and will provide the same light throughout the night hours (the lights won't be bright).

Ms. Kraycir inquired on the height of the illumination (disruption to drivers); Mr. Anderson stated the height is around 7 feet and would not be a trouble to the drivers, and the colors used are green (not as intensive as red).

PUBLIC HEARING OPENED AT 6:59 PM

PUBLIC HEARING CLOSED AT 7:00 PM

MOTION: Ms. El-Assadi **MOVED** to approve e the variance requests at 1201 S. Huron Street, Ypsilanti, MI 48197, Parcel K-11-37-420-004 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 8-foot tall, 241 sq. ft. ground sign within the building envelope as shown on the plot plan included in the Zoning Board of Appeals Application dated June 26, 2024. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

1. There are exceptional conditions applying to this property that do not generally apply to other properties in this district, such as the size of the parcel, the entrance location relatively close to the highway interchange, and traffic speeds.
2. The variances will create adequate identification of the property's primary entrance, assisting in preserving safe traffic movements from a road with a 45-mph speed limit.
3. The variances will not be a substantial detriment to adjacent property and will not materially impair the purposes of this ordinance or the public interest.
4. The need for the variances is not self-created, as the applicant did not create proximity to the highway interchange, or traffic speeds.

5. The proposed variances are the minimum necessary to adequately identify the golf course, given the site conditions of proximity to the highway, traffic speeds, and large property size.

This motion is further made with the following conditions:

- The applicant shall obtain the required building permits and applicable trade permits for the sign's construction.

The **MOTION** was **SECONDED** by Mr. Eldridge.

Roll Call Vote: Ms. Marsha Kraycir (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Ms. El-Assadi (Yes).

MOTION PASSED.

- **Applicant: Vance Palmer**

Location: 2789 Washtenaw Avenue, Ypsilanti, MI 48197

Parcel ID: K-11-06-303-003

Request: Article 11 – Sec. 1116.1: Veterinary Clinics: Request for variance to allow fenced animal run to be located outside.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented a report on behalf of the applicant (Vance Palmer: Dr. Paws Veterinary).

Dr. Paws request for variance to the dog run requirements of Article 11 – Sec. 1116.1. Sec. 1116.1 requires that “veterinary clinics when such use is conducted entirely within an enclosed building. No animal kennels or animal runs shall be allowed outside the principal building. Animal kennels or runs within a principal building shall provide no windows which can be opened to the outside.

Vance Palmer is asking the Zoning Board of Appeals to consider granting Dr. Paws a variance to allow a 35’ x 65’ outdoor dog behind the building. This dog run is not for boarding purposes, but to allow animals to do their business when they are at the clinic for medical services.

Mr. Fletcher Reyher provided the Analysis & Criteria:

The Zoning Board of Appeals may grant a dimensional or non-use variance only upon meeting the below criteria's:

- **That there are exceptional or extraordinary circumstances or conditions applying to the property in question:** The Planning Department opinion is that Dr. Paws t have exceptional or extraordinary circumstances. The nature of the veterinary clinic's operations, which includes the need for a designated area for dogs to relieve themselves, could be considered an exceptional circumstance.
- **That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district:** The operational needs of the clinic, such as providing a space for dogs to relieve themselves, might justify this variance as a necessary allowance.
- **The variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this Ordinance or the public interest:** Planning department's opinion that authorizing such a variance will not be a substantial detriment to adjacent properties, will not be harmful to or alter the essential character of the area. The proposed dog run is to be located behind the building, used only during business hours and accessed solely by staff. The site is along a busy commercial corridor (Washtenaw Avenue) surrounded by commercial businesses. The proposed dog run is located approximately 400 yard away from a residential property.
- **The property and resulting need for the variance has not been self-created by any action of the applicant:** The planning department suggests that the need for the variance does not appear to be self-created by any action of the applicant. The operational requirements of a veterinary clinic necessitate an area for dogs to relieve themselves, which seems to be an inherent need rather than a self-created situation.
- **The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible:** the planning department's opinion that the proposed variance appears to be the minimum necessary to meet the operational needs of the veterinary clinic. The dog run's size and location behind the building seem to be a practical solution.

Ms. Debbie Honea (Gazall Lewis Architect; Dr. Paws) informed the Zoning Board that the request made is due to safety reasons. The fenced-in area will help protect the dogs from running into adjacent yards, being exposed to traffic and parking vehicles and/or from running into a busy Washtenaw Avenue should an animal break loose from their collar and leash.

PUBLIC HEARING OPENED AT 7:11 PM

PUBLIC HEARING CLOSED AT 7:12 PM

MOTION: Mr. Elridge **MOVED** to approve the variance request at 2789 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-303-003 to the dog run requirements of Section 1116.1 of the Township Zoning Ordinance to allow a 35’W x 65’L x 6’H chain link dog run to be constructed within the building envelope as shown on the plot plan included in the Zoning Board of Appeals application dated June 28, 2024. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

1. The nature of the veterinary clinic's operations, which includes the need for a designated area for dogs to relieve themselves, is considered an exceptional circumstance.
2. The variance will allow the veterinary clinic to perform their jobs and care for animals.
3. The proposed dog run is to be located behind the building, used only during business hours and accessed solely by staff. The dog run will not be seen by the public.
4. The operational requirements of a veterinary clinic necessitate an area for dogs to relieve themselves, which is not a self-created situation.
5. The variance appears to be the minimum necessary to meet the operational needs of the veterinary clinic.

This motion is further made with the following conditions:

The applicant shall obtain the required Zoning Permit for the construction of the dog run.

The **MOTION** was **SECONDED** by Ms. El-Assadi.

Roll Call Vote: Ms. Marsha Kraycir (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Ms. El-Assadi (Yes).

MOTION PASSED.

The Zoning Board took a break at 7:06 pm.

The meeting resumed at 7:18 pm.

- **Applicant: Skilken Gold**

Location: 755 S. Hewitt Rd., 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197
Parcel ID: K-11-18-100-019, K-11-39-350-023, and K-11-39-350-022

Request: Article 5 – Sec. 507.E: Transparency Requirements: Request for variances to the transparency requirements on W. Michigan Ave. and S. Hewitt St. facades in form-based districts.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented a report on behalf of the applicant; Request for three variances from Sheetz gas station located at 2103 East Michigan Avenue; 755 S. Hewitt Rd and 2059 W. Michigan Avenue (MI 48197). The applicant has gone to the Planning Commission, and their preliminary site plan and special land use application were postponed in order for them to come before the ZBA in an attempt to obtain the three variances.

The three variances are as follows:

- Building setback from S. Hewitt Rd.
- Parking is in the front yard along S. Hewitt
- Amount of glazing is deficient in W. Michigan Ave. and S. Hewitt St. façades.

Mr. Fletcher Reyher informed the Zoning Board that Sheetz proposal is to build a 6,132 sq. ft. convenience store/gas station and restaurant building, and eight (8) gas pumps (for a total of 16 fueling positions) at the southeast corner of W. Michigan Avenue and S. Hewitt Road. Other site features include an outdoor eating patio, parking, future EV charging stations, two air machines, outdoor sales of propane, ice, and windscreen fluid (shown on building elevations), and landscaping. This business will operate 24 hours per day, seven days a week.

Ms. Sally Elmiger (Planning Consultant - Carlisle Wortman) shared with the Zoning Board the following:

The standard for transparency requires 50% of any façade facing a right-of-way to be occupied by windows and doors. One way this is accomplished is by requiring the first floors of all buildings be designed to encourage and complement pedestrian-scaled activity by the use of windows and doors so that active uses within the building are visible from or accessible to the street. The façade facing W. Michigan

Ave. is 8.93% transparent, and the façade facing S. Hewitt Rd. is 11.03% transparent. On the Michigan Avenue side, many of the windows are blocked off and the Ordinance does not count windows that have an opaque film.

Criteria's:

- **That there are exceptional or extraordinary circumstances or conditions applying to the property that is causing an issue for this particular variance or transparency:** Carlisle Wortman Associates (CWA) did not identify anything peculiar with the property that is requiring the applicant to not meet this standard for the Michigan Avenue facade. CWA opinion is that the façade facing W. Michigan Ave. is not designed as a “front” façade, welcoming pedestrians to the building. South Hewitt Facade; CWA has proposed the applicant to consider flipping the orientation of the building and locating the patio (with the associated window/door configuration) on the west side facing S. Hewitt, since this would eliminate the need for a transparency variance. The Form-Based ordinance would encourage locating the patio along the street-side of the project. This location could also be more pleasant for patio users rather than overlooking a parking lot. Lastly, placing the patio on this side of the building will screen any activity in the patio from the residences to the east.
- **That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district:** CWA opinion is that the variance for transparency on the W. Michigan Ave. facade is not necessary to preserve a substantial property right possessed by other properties. The Form-Based standards are relatively new, and existing businesses along this corridor were developed before this standard was in place. The intent of the ordinance is to establish a pedestrian-oriented corridor as new developments are established.
- **The variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this ordinance or the public interest:** The intent of the transparency requirement is to establish a pedestrian-oriented-corridor as new developments are established. Meeting this requirement along W. Michigan Ave. will present a frontage along the street and will establish the desired pedestrian character.

The Zoning Board of Appeals discussed and decided to make a motion at the end of the presentation from Ms. Sally Elmiger (Planning Consultant - Carlisle Wortman).

- **Applicant: Skilken Gold**

Location: 755 S. Hewitt Rd, 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197
Parcel ID: K-11-18-100-019, K-11-39-350-023 and K-11-39-350-022

Request: Article 5 – Sec. 503.4: Building Form Types: Request for variance to the building setback requirements along S. Hewitt Rd. in form-based districts.

Ms. Sally Elmiger (Planning Consultant - Carlisle Wortman) shared with the Zoning Board the building location variances: CWA opinion is that it does meet the criteria for a variance along South Hewitt, there is a large road right of way, and it's impossible to put the building at the 10-foot setback line along South Hewitt.

Criteria's:

- Allowing the applicant this variance would preserve substantial property rights, because then they could develop the property.
- That the authorizing of such a variance will not be a substantial detriment to adjacent property. CWA opinion is that the variance request meets the purpose because that is placing the building as close to the west side of the property.
- The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors; CWA stated that the applicant did not create the existing easement along S. Hewitt.
- CWA opinion is that the applicant meets the criteria for the building location setback variance.

- **Applicant: Skilken Gold**

Location: 755 S. Hewitt Rd., 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197
Parcel ID: K-11-18-100-019, K-11-39-350-023 and K-11-39-350-022

Request: Article 5 – Sec. 503.4: Building Form Types: Request for variance to the parking lot location requirements in form-based districts.

Ms. Sally Elmiger (Planning Consultant - Carlisle Wortman) shared with the Zoning Board the variance requested is the location of the 6 parking lots along South Hewitt; CWA opinion is that the location of these parking spaces has a lot to do with the problem created by that road right of way, because the building has to be set back out of the easement, The location of the building is complicated by the existing

easement. This sets the building further east on the property, lessening the space to locate compliant parking spaces outside of the front yard along S. Hewitt. The fueling station component of the project requires that the interior of the site be occupied by the fuel pumps and canopy, requiring parking to be located around the perimeter of the site.

Criteria's:

- **That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district:** CWA opinion is that due to the easement and the other features of this particular development it is difficult to locate the spaces elsewhere, placing them on the east side of the property would create the problem of being too close to the residential properties.
- **The variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this ordinance or the public interest: :** Allowing the variance to locate parking on the west side of the site vs. the east side of the site will reduce activity near the residences to the east.
- **The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors;** CWA stated that because of the easement, the building is set further back from S. Hewitt than the ordinance calls for, limiting the possible locations for required parking that keeps the business activity away from the residences to the east.

Ms. Sally Elmiger (Planning Consultant - Carlisle Wortman) summarized by stating that CWA opinion is that the transparency variances are supported by the criteria, and the building/ parking location spaces meet the criteria for a variance.

The applicant David. B Sheetz presented to the Commission and public that Sheetz is family business, started in 1952 in central Pennsylvania. The business extended into dairy deli convenience store (1970); fuel (1980). Sheetz has 700 locations. The restaurant and convenience store are the main focus. Every building comes with standard four-sided architecture, full brick and stone sections, and lots of high-quality architectural materials to give it an outstanding look. Sheetz also provides outdoor dining.

The building will accommodate 30 indoor seats for customers to sit down and have a meal. Sheetz pioneered the touchscreen ordering system within the store market. Orders can be made on the touch screen. Sheetz features a 24/7 365 full kitchen full

menu and specialty coffees. Sheetz has heavily invested in security with 60 cameras on site. Sheetz focuses on giving back to the community through donations. Plastics and cardboard are recycled. Sheetz has about 100 Tesla stations across 700 locations. Sheetz is continuous to look into the future with innovation.

Eric Williams (Stonefield Engineering and Designs) presented to the ZBA that the site is approximately 3.6 acres. There are two driveways approved by the county road commission, one to Michigan Avenue and one to South Hewitt. Storm water on site is being managed via a detention pond at the Southwest of the site. There are some residences to the east, Sheetz has proposed approximately one-acre green space along that entire eastern boundary; 200 evergreen trees along with existing vegetation to ensure limited impacts to any neighbors.

Mr. Williams presented the plan to the ZBA and stated that the two elevations that the applicant is seeking transparency variances is the Michigan Ave frontage. The proposal is for two fully transparent windows (blue shading); along Hewitt Road, would be the bottom elevation. The requested variance is necessary for a unique business to be located on the subject property. The need for this variance stems from needing to have a “back of house” to allow for restaurant operations to occur while maintaining welcoming entrances on 3-sides of the building for customers. Mr. Williams informed the ZBA that the eastern elevation does comply with the zoning regulation and meets the standard, whereas Hewitt does not.

Mr. Williams stated that Sally Elmiger had mentioned flipping the building; Mr. Williams stated that he did not agree and would require an additional variance to be presented to the Board.

Mr. Pat Lennon, the attorney with the Huntington firm, presented the ZBA to discuss the standards applicable to the variance requests.

Mr. Lennon stated that they were pleased with the conclusions in the Planning Department report with respect to their statements on the setback for the building, and to the parking spaces. The applicant does agree with their positions on all of those criteria. The property as a whole is in a pretty complex situation. The easement in place has both direct and indirect impacts on the entire property. The direct impact is that the building cannot be placed exactly where the applicant desires it to be. It would have to be pushed against that boundary of the easement and also push it up against Michigan Avenue which would trigger a change to the floor plan; requirement to have the canopy and the primary access on the southern side of the building. The ordinance looks at things like transparency, assuming that

the Michigan and Hewitt sides of this building are actually on those streets, when it is actually the primary opening. Due to the form-based code that would require the flipping so that the canopy lines up with the primary entrance. It has been a challenge to design a site that needs to satisfy all requirements.

The indirect impact is the difficulty in fully complying with the transparency requirements on Michigan and Hewitt, because the back-room activities, have to be placed, and they have to be there if the entrance is going to be on the southerly side of the building, this has been a complex requirement.

Ms. Sally Elmiger stated that flipping and placing the patio on the west side of the building would still need a 10% variance and the transparency on the existing east side is 40%. Flipping that same elevation and putting it on the west side facing Hewitt, would still be 10% deficient. The current transparency on the West Side is approximately 11.9. It would definitely reduce the variance if the applicant were to put the patio on the west side (a variance is still required).

Mr. Derick Riba (Skilken Gold) stated that flipping the building would create another variance on the east side of the building.

Ms. El-Assadi discussed transparency when the building gets flipped, creating a deficiency of 10% (a huge difference) which would require other variances. Ms. El-Assadi requested that the applicant arrive at a solution.

The applicant informed the Zonal Board that they have proposed a new floor plan / interior works; some of the concerns have been solved through the new plan. The applicant requested a postponement of the transparency and requested a vote through the Board for the other two items related to parking and the setback variance.

Ms. El-Assadi inquired with Mr. Fletcher Reyher the impact on the other two variances when postponing the transparency; Mr. Fletcher Reyher stated that they should go ahead and postpone the transparency requirement action and make a motion on the building setback and parking location, and any changes would be brought to the ZBA for approval.

PUBLIC HEARING OPENED AT 8:06 PM

- Sharkey Haddad, working with the American Chamber of Commerce, informed the ZBA that 100 members of the Chamber of Commerce are gas station owners in southeastern Michigan. Sheetz plans on opening 70 to 80 gas stations in

southeastern Michigan (suburbs of Detroit). The gas stations would have a long-term effect on the community (crime/violence). Data on gas stations (24hrs) combined with restaurants has shown a high percentage in crime. Sheetz is also known for their environmental violations. There is information available on the gas leaks from the Sheetz gas tanks (EPA). Another violation that Sheetz was accused of is a lawsuit by the federal government for discriminating against black job applicants. Five communities have rejected Sheetz because of the many gas stations (Livonia, Madison Heights, Rochester Hills, Waterford and Fraser).

- Thomas Konja (Owner of gas station at Livonia) shared with the Board that when he had opened the station, he had received some violations, and one of the violations was a window violation. Everything was replaced and has abided by the rules and guidelines. It is recommended for Sheetz to abide by the rules.
- Darrell Cell (808 Gossner) stated that since the proposed site has complexity, it could be the wrong site. Sheetz, being a highly developed commercial area and placing it in a residential area would be an encroachment.
- Margaret Cell (808 Gossner) stated that her backyard backs up into the new project. Ms. Cell shared her concern that the fencing for her property and the neighbors is broken and does not serve the purpose. West Michigan Avenue, and the east of Hewitt is already a busy traffic area which could lead to congestion on I94.
- Sammy Farha stated that Washtenaw County lacks a 24-hour gas /food station. The proposal for an EV charging station would be an interesting addition into the county.
- Tappan Patel (800 South Hewitt), owner of the Comfort Suites at South Hewitt stated that Sheetz gas station would be an asset to the development.
- Mike Mofed (8047 Spring Water; Ypsilanti) stated that he has visited the Sheetz and was impressed with what they offer, and it would be a wonderful addition to Ypsilanti Township.
- Sullivan Algieri (2324 Michigan Avenue) expressed his concern about the traffic, which is not a good environment for residential areas with kids.
- Jan Curry, West Michigan Avenue shared her concern on sale of liquor, traffic congestion. The safety concerns of the residents have to be the first priority for the township.
- Tina stated that Sheetz would be a wonderful addition to Ypsilanti Township. Sheetz follow high standards with their interiors and would provide work opportunities for the youth.
- Rhena Cassem (8047 Spring Water, Ypsilanti) requested the Board to approve Sheetz, which would be an investment into the local economy and provide valuable amenities to the community.

PUBLIC HEARING ENDED AT 8:24 PM

Ms. El-Assadi shared with the public that the Zoning Board of Appeals looks into the zoning ordinances and the requirements for each zoning ordinance. The ZBA appreciates all public comments.

Ms. Kraycir stated that the Zoning Board of Appeals specifically looks at how the buildings are placed relative to the lot, which would be a consistent application for all the variances, so that the community has a consistent look. The ZBA does not determine the usage of the proposed projects.

Motion for Building Setback:

MOTION: Ms. El-Assadi **MOVED** to approve the variance request at 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019 to the building setback requirements to S. Hewitt Road outlined in Article 5 – Sec. 503.4 and indicated within the building envelope as shown on the site plan included in the Zoning Board of Appeals Packet dated June 12, 2024. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

- The site is occupied by a road easement in the northwest corner, as shown on Sheet C-6. The ordinance requires that the building be placed at the 10-foot built-in, which is the line 10-feet from the front property line along a street. Because of this road easement, the building cannot be located 10 feet from the S. Hewitt Rd. property line. Therefore, special circumstances exist on this property that make compliance with the ordinance for building location impossible.
- To locate the building on the site, the applicant cannot put it in the easement. Locating the building out of the easement means that the building cannot meet the build-to-line requirement. Granting the building location variance will allow development of this site.
- The building is proposed as close to the corner as possible, given the existing easement along S. Hewitt.
- The applicant did not create the existing easement along S. Hewitt.
- The location of the building is 10 feet away from the edge of the easement, making the requested variance the minimum necessary.

The **MOTION** was **SECONDED** by Mr. Eldridge.

Roll Call Vote: Ms. Marsha Kraycir (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Ms. El-Assadi (Yes).

MOTION PASSED.

Motion for Parking:

MOTION: Mr. Eldridge **MOVED** to approve the variance request at 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019 to the parking location requirements outlined in Article 5 – Sec. 503.4 and indicated within the building envelope as shown on the site plan included in the Zoning Board of Appeals Packet dated June 12, 2024. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

- The location of the building is complicated by the existing easement. This sets the building further east on the property, lessening the space to locate compliant parking spaces outside of the front yard along S. Hewitt.
- The required location of the building necessitates the parking be shifted into the front yard along S. Hewitt St., given the fuel pumps and canopy occupying the rear yard behind the building. The applicant is not proposing any more parking spaces than required.
- Authorizing the variance to locate parking on the west side of the site vs. the east side of the site will reduce activity near the residences to the east, helping to maintain the residential character to the east.
- Because of the easement, the building is set further back from S. Hewitt than the ordinance calls for, limiting the possible locations for required parking that keeps the business activity away from the residences to the east.
- The location of the six parking spaces is 30-feet from the S. Hewitt St. Property line, and approximately 32-53 feet ahead of the S. Hewitt St. Building façade. The location of these six spaces also accommodates the 14 parking spaces along the building. We consider this variance to be the minimum necessary because the project is only proposing the required number of parking spaces, and

locating the six spaces on the west side of the site keeps the activity in the parking lot as far from the residential neighbors as possible.

The **MOTION** was **SECONDED** by Ms. El-Assadi.

Roll Call Vote: Ms. Marsha Kraycir (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Ms. Elizabeth El-Assadi (Yes).

MOTION PASSED.

Motion for Transparency Requirements:

MOTION: Ms. El-Assadi **MOVED** to postpone the variance request at 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019 to the transparency requirements outlined in Article 5 –Sec. 503.7 and indicated within the building envelope as shown on the site plan included in the Zoning Board of Appeals Packet dated June 12, 2024, to give the applicant an opportunity to address the comments made at this evening's meeting, and return with a revise proposal based on these comments.

The **MOTION** was **SECONDED** by Mr. Eldridge.

Roll Call Vote: Ms. Marsha Kraycir (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Ms. Elizabeth El-Assadi (Yes).

MOTION PASSED

v. **OPEN DISCUSSION FOR ISSUES NOT ON AGENDA**

a. **PLANNING DEPARTMENT REPORT:**

None to Report.

b. **CORRESPONDENCE RECEIVED:**

Mr. Fletcher Reyher informed the Zoning Board of Appeals that they have received a packet. The same packet will also be delivered to the Planning Commission when the applicants return, it is a petition of signatures from residents, people out of town, people out of state, opposing the Sheetz Development.

c. **ZONING BOARD OF APPEALS MEMBERS:**

None to Report.

d. **MEMBERS OF THE AUDIENCE/PUBLIC:**

The public hearing opened at 8:34 PM.

The public hearing was closed at 8:34 PM.

vi. **OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD**

None to Report.

vii. **ADJOURNMENT**

MOTION: Ms. El-Assadi **MOVED** to adjourn at 8:35 p.m. The **MOTION** was **SECONDED** by Mr. Eldridge and **PASSED** by unanimous consent.

Respectfully submitted by Minutes Services



Zoning Board of Appeals Staff Report

September 04, 2024

Applicant: EROP, LLC

Project Name: White Water Car Wash

Plan Date: June 11, 2024

Location: 2675 Washtenaw Avenue, Ypsilanti, MI 48197 K-11-06-304-004

Zoning: RC, Regional Corridor with a Site Type A Designation

Variance Request:

- Variance for deficient glazing on façade facing Washtenaw Avenue.

Location and Summary of Request:

The applicant is proposing to build a 6,820 sq. ft. tunnel car wash with two pay stations and 18 vacuum stations / parking spaces. The parking lot will also offer five (5) employee parking spaces. This site is a 1.55-acre property currently zoned as RC, Regional Corridor with a Site Type A Designation.

Access to the site occurs off a side road (Boston Ave.), which has not been fully developed as a public road and is not a through road between Washtenaw Avenue and Northlawn Avenue to the south. It essentially functions as a shared driveway to this site and the adjacent sites on the west side of the road.

The subject site is zoned RC, Regional Corridor, which is a Form-Based District. The Applicant has attended a Planning Commission meeting to discuss the proposal. Per the ordinance, the Planning Commission postponed their decision on the project to give the applicant time to seek the needed variance. An aerial photograph of the site is provided on the next page.

One variance is required to construct the project as designed:

1. Amount of glazing is deficient on the Washtenaw Avenue façade (Article 5 – Sec. 503.7, Transparency Requirements).

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

Aerial View of Subject Property:





Suggested motions (Building Setback from S. Hewitt Road):

The following suggested motions and conditions are provided to assist the Zoning Board of Appeals in making a complete and appropriate motion for this application. The ZBA may utilize, add, or reject any portion of the suggested motion or any conditions suggested herein, as deemed appropriate.

Postpone:

I move to postpone the variance request at 2675 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-304-004, to the transparency requirements outlined in Article 5 – Sec. 503.7 and indicated within the building envelope as shown in the site plan included in the Zoning Board of Appeals Packet dated June 11, 2024, to give the applicant an opportunity to address the comments made at this evening’s meeting, and return with a revised proposal based on these comments.

Approve:

I move to approve the variance request at 2675 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-304-004, to the transparency requirements outlined in Article 5 – Sec. 503.7 and indicated within the building envelope as shown in the site plan included in the Zoning Board of Appeals Packet dated June 11, 2024. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

1. _____
2. _____
3. _____

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

Denial:

I move to deny the variance request at 2675 Washtenaw Avenue, Ypsilanti, MI 4819, Parcel K-11-06-304-004, to the transparency requirements outlined in Article 5 – Sec. 503.7 and indicated within the building envelope as shown in the site plan included in the Zoning Board of Appeals Packet dated June 11, 2024, based on the following findings of fact that the requests do not meet the criteria in Section 1704(D) of the Zoning Ordinance. Specifically, the request does not comply with the following criteria: (*ZBA states reasons for denial*)

1. _____
2. _____
3. _____

Respectfully Submitted,

Fletcher Reyher

Fletcher Reyher, AICP
Planning and Development Coordinator
Charter Township of Ypsilanti Planning Department



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 13, 2024

**Zoning Board of Appeals – Variance Analysis
For
Ypsilanti Township, Michigan**

Applicant:	EROP LLC
Project Name:	Whitewater Car Wash
Plan Date:	April 18, 2024
Latest Revision:	June 11, 2024
Location:	South side of Washtenaw Ave., between N. Hewitt and Golfside. Parcel abuts Northlawn Ave. to the south and Boston Ave. to the west.
Zoning:	RC, Regional Corridor – Form Based District
Action Requested:	Variance for deficient transparency on facade facing Washtenaw Ave.

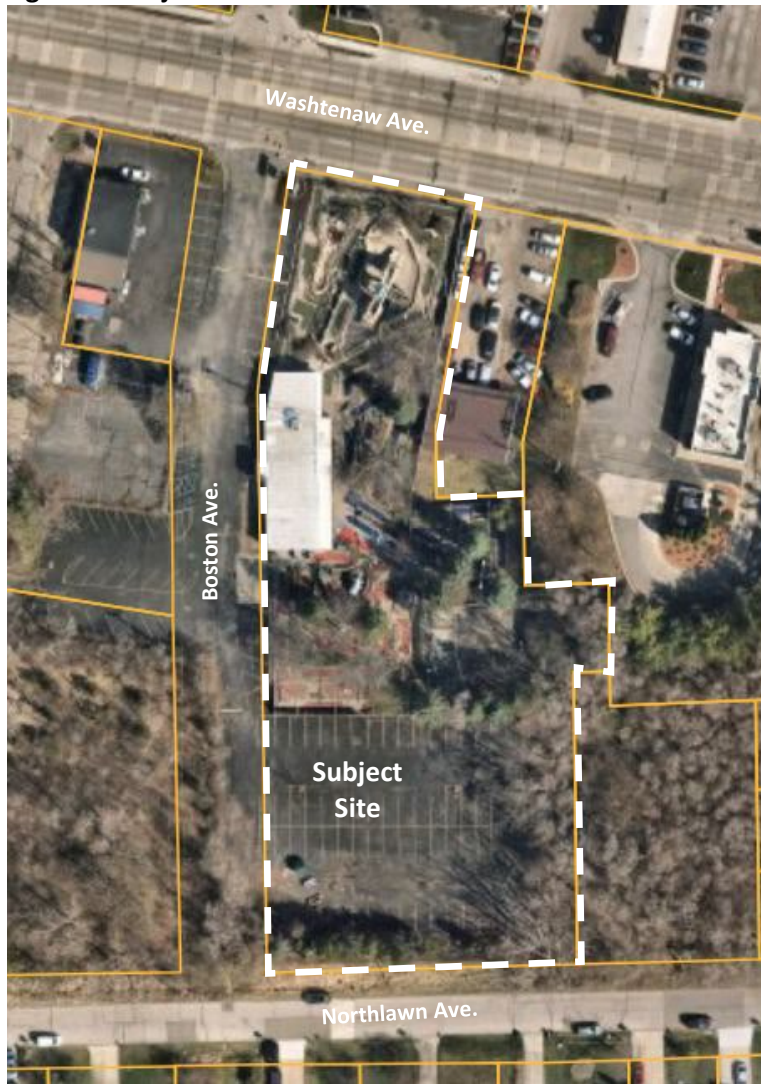
The applicant is proposing to build a 6,820 s.f. tunnel car wash with two pay stations and 18 vacuum stations/parking spaces. The parking lot will also offer five (5) employee parking spaces.

Access to the site occurs off of a side road (Boston Ave.), which has not been fully developed as a public road, and is not a through road between Washtenaw Ave. and Northlawn Ave. to the south. It essentially functions as a shared driveway to this site and the adjacent sites on the west side of the road.

The subject site is zoned RC, Regional Corridor, which is a Form-Based District. The Applicant has attended a Planning Commission meeting to discuss the proposal. Per the ordinance, the Planning Commission postponed their decision on the project to give the applicant time to seek the needed variance. An aerial photograph of the site is provided on the next page.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

Figure 1: Subject Site



Source: Near Map (Captured April 8, 2024)

The variance required to construct the project as designed relates to the amount of transparency (windows and doors) on the Washtenaw Ave. side of the building. The purpose of this requirement is to arrange windows and doors so that active uses within the building are visible from or accessible to the street, and to encourage and complement pedestrian-scale activity and crime prevention techniques.

The ordinance requires 50% transparency of the first floor of the Washtenaw Ave. façade between 2 and 8 feet above the first floor elevation (Sec. 507(1)(E), *Transparency*). The proposed building elevations show this façade has 29% transparency. Note that this same section states that the use of tinted, reflective, or opaque glass (such as faux windows) does not meet the definition of façade transparency.

APPEAL AND DEMONSTRATION OF PRACTICAL DIFFICULTY

The Zoning Board of Appeals may grant a dimensional or non-use variance only upon a finding that compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty and unreasonably prevent the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met. We have evaluated the proposal against the criteria in the ordinance, and provide comments after each:

- (1) *That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances or conditions include but may not be limited to:*
- a. exceptional narrowness, shallowness, or shape of a specific property;*
 - b. exceptional topographic conditions;*
 - c. any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or,*
 - d. development characteristics of land immediately adjoining the property in question that creates an exceptional constraint.*

CWA Comments: The Architectural Design Standards in the Form Based Districts are intended to create a character for the district that encourages the greatest amount of visual interest and architectural consistency. One way this is accomplished is by requiring the first floors of all buildings be designed to encourage and complement pedestrian-scaled activity by the use of windows and doors so that active uses within the building are visible from or accessible to the street. The standard requires 50% of any façade facing a right-of-way be occupied by windows and doors. The façade facing Washtenaw Ave. has 29% transparency.

The applicant’s memo states that there is a significant grade change between the north end of the property (Washtenaw Ave.) and the south end of the property (Northlawn Ave.). The grade drops approximately 21 feet, which results in locating a retaining wall across the Washtenaw Ave. frontage and locating approximately 5-feet of the building’s front façade below the sidewalk elevation. Locating a portion of the front of the building below grade is also necessary because the proposed car wash building is a long building (about 190-feet long). To balance the front of the building with the rear of the building, the front is placed below the street elevation, and the rear built up. This results in 228 s.f. first floor façade facing Washtenaw Ave., which would require 114 s.f. of transparency. The applicant also states that meeting this requirement would reveal the mechanical equipment inside the building.

The submittal includes a floor plan of the building (Sheet A1), and building elevations of all four sides of the building (Sheet A2).

In our opinion, the grade change, and the shape and length of the building, present challenges to design a building with the required transparency. We assume that the building design is a “corporate” design as part of a strategy to an identifiable image for this business, and it looks like the other elements of this façade (grill and parapet) have not been modified very much to present a pedestrian-scaled façade along Washtenaw Ave. These features appear to be designed and scaled to meet the corporate image on the west façade, which in turn, creates a non-conforming north façade.

August 13, 2024

Also, this is a brand new building, and the design can be modified to fit the unique circumstances of its location on Washtenaw Ave., and in Ypsilanti Township. We consider the Washtenaw Ave. façade an important façade to achieve the goals of the Form-Based ordinance along this corridor. We don't consider seeing the mechanical equipment from the street to be a negative. This view will confirm for passersby that this is a car wash, and watching vehicles enter and the equipment working has interest. We also note that the proposed windows are limited by the brick ledge. Has the applicant investigated breaking that line with taller windows that are closer to the grade? The signage area (parapet) above the windows also is so large in relation to the remaining facade, it makes the proposed windows/level of transparency appear even smaller.

- (2) *That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity;*

CWA Comments: The variance for transparency on the Washtenaw Ave. facade is not necessary to preserve a substantial property right possessed by other properties. The Form-Based standards are relatively new, and existing businesses along this corridor were developed before this standard was in place. The intent of the ordinance is to establish a pedestrian-oriented corridor as new developments are established. The applicant should address the questions posed in #1 above.

- (3) *That the authorizing of such variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this ordinance or the public interest;*

CWA Comments: The intent of the transparency requirement is to establish a pedestrian-oriented corridor as new developments are established. While we don't think a variance will be detrimental to adjacent property owners, we do believe it will alter the essential character and vision that the Form-Based District is attempting to create. Meeting this requirement along Washtenaw Ave. will help to establish the desired pedestrian character.

- (4) *The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors; and*

CWA Comments: As mentioned above, one reason this façade is partially located below the sidewalk elevation is because the building is very long. However, if the site were flat, locating the façade below grade wouldn't be necessary. On the other hand, the building is new, and its design can be modified.

- (5) *The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.*

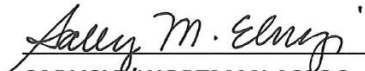
Other options that could eliminate or minimize this variance include adding larger/taller windows that extend below the brick ledge, or that expose the mechanical equipment for viewing from the street.

August 13, 2024

RECOMMENDATIONS

In our opinion, the subject site does pose challenges for locating a long building, as proposed. However, the design facing Washtenaw Ave. could be modified to meet the transparency requirement as this is a new building. The applicant should respond to the following:

1. The possibility of locating larger windows on the Washtenaw Ave. side that extend below the brick ledge.
2. The possibility of using larger windows that extend up, exposing the mechanical equipment, showing passersby the activity inside the building.
3. Other design options presented by the applicant to increase transparency on Washtenaw Ave.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

**ZONING BOARD OF
 APPEALS APPLICATION**

I. APPLICATION TYPE

- Variance
- Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
- Administrative Review Appeal

II. PROJECT LOCATION

Address: _____ Parcel ID #: K-11- Zoning _____
 Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: _____ Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Fax: _____ Email: _____
Property Owner: _____ Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Fax: _____ Email: _____

IV. COST AND FEES

Total: \$ _____	Breakdown of fee:	Residential:	\$ 125.00
		Non-residential:	\$ 500.00

V. APPLICANT SIGNATURE

The undersigned _____ represents _____:
Applicant Property Owner

- That _____ is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
 Subdivision, Ypsilanti Township, Michigan, otherwise known as _____ and the property is
Address
 zoned _____
Zoning District
- That the petitioner hereby request _____ under Section _____ Article _____ of the Ypsilanti Township
Variance/Temporary Use Section Article
 Zoning Ordinance.
/Regular Meeting
- The petitioner further state that _____ have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
 applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

 Applicant Signature Print Name Date



Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 544-4000 ext. #1

Website: <https://ypsitownship.org>

OFFICE USE ONLY

All Zoning Board of Appeals Applications

<input type="checkbox"/> The application is filled out in its entirety.	<input type="checkbox"/> Plot plan or lot survey to scale showing the following:
<input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input type="checkbox"/> All property lines and dimensions
<input type="checkbox"/> Fees	<input type="checkbox"/> All existing and proposed structures and dimensions
<input type="checkbox"/> Letter of interest of the applicant in the property	<input type="checkbox"/> Lot area calculations necessary to show compliance with regulations
	<input type="checkbox"/> Easements and dimensions, if applicable
	<input type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	<input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.



STONEFIELD

August 1, 2024

Ypsilanti Township Office of Community Standards
7200 S. Huron River Drive
Ypsilanti, MI 48197

**RE: Zoning Board of Appeals Narrative
Proposed Car Wash Development
Parcel ID: K-11-06-304-004
2675 Washtenaw Avenue
Charter Township of Ypsilanti, Washtenaw County, Michigan**

This narrative summarizes the variance request for a deviation from the Form Based District Transparency Standards, Section 507.V.E.2.b. of the Ypsilanti Charter Township Zoning Ordinance: "...The first floor of any front façade facing a right-of-way shall be no less than fifty percent (50%) windows and doors".

The project is a proposed car wash located at 2675 Washtenaw Avenue (M-17), currently an existing miniature golf property. The Form Based District Design Standards (Section 507.V.E.2.b.) requires 50% transparency for façade facing the right of way for the area 2-8 feet above the finished floor elevation. The total proposed façade area from 2-8 feet above the finished floor is 228 SF. This development requires 114 SF of transparency on the front façade. 65.5 SF (29%) has been provided.

The proposed development aims to enhance the architectural and functional landscape of the community, but the site contains unique design challenges. There is a significant grade change across the site which resulted in a retaining wall across the frontage of the site, and approximately 5 FT of the front façade is below grade (see attached Architectural Renderings). This results in minimal area available above grade to meet the transparency requirement. Additionally, the glazing can not be extended higher on the building façade as this would reveal the mechanical equipment inside of the building and tinted / faux windows are not permitted by ordinance.

The purpose of frontage glazing is typically to enhance street-level interaction and aesthetic appeal. The proposed glazing has been maximized in the areas where it is feasible and beneficial. The building has been designed to improve the pedestrian and streetscape experience meeting the intent of the Form based District with dense landscaping, two pedestrian connections, and enhanced architectural features.

We respectfully request your consideration of this variance due to the unique site constraints and our efforts to meet the intent of the ordinance within these limitations. Should you have any questions, please do not hesitate to contact our office.

Best regards,



Erin McMachen
emcmachen@stonefieldeng.com
Stonefield Engineering and Design, LLC

V:\DET\2023\DET-230108.01-EROP LLC-2675 Washtenaw Avenue, Ypsilanti, MI\Correspondence\Outgoing\Municipal\2024-08-01_Zoning Board of Appeals Narrative.docx

STONEFIELD

August 1, 2024

Ypsilanti Township Office of Community Standards
Tilden R. Stumbo Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197

**RE: Submission for Zoning Board of Appeals
Proposed Car Wash Development
Parcel ID: K-11-06-304-004
2675 Washtenaw Road
Charter Township of Ypsilanti, Washtenaw County, Michigan**

To whom it may concern:

Stonefield Engineering & Design, LLC is pleased to submit documents for a variance request from the Zoning Board of Appeals for the above referenced property. Please find the following items enclosed for review:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Development Plans	06-11-2024	3	Stonefield Engineering & Design
ZBA Variance Application	08-01-2024	1	EROP LLC
ZBA Variance Narrative	08-01-2024	1	EROP LLC
Owner Authorization Letter	02-07-2024	1	2675 Washtenaw LLC
Real Estate Purchase Agreement	02-09-2024	1	2675 Washtenaw LLC & EROP LLC
Check for Application Fee \$500	08-01-2024	1	Stonefield Engineering & Design

Should you have any questions, please do not hesitate to contact our office.

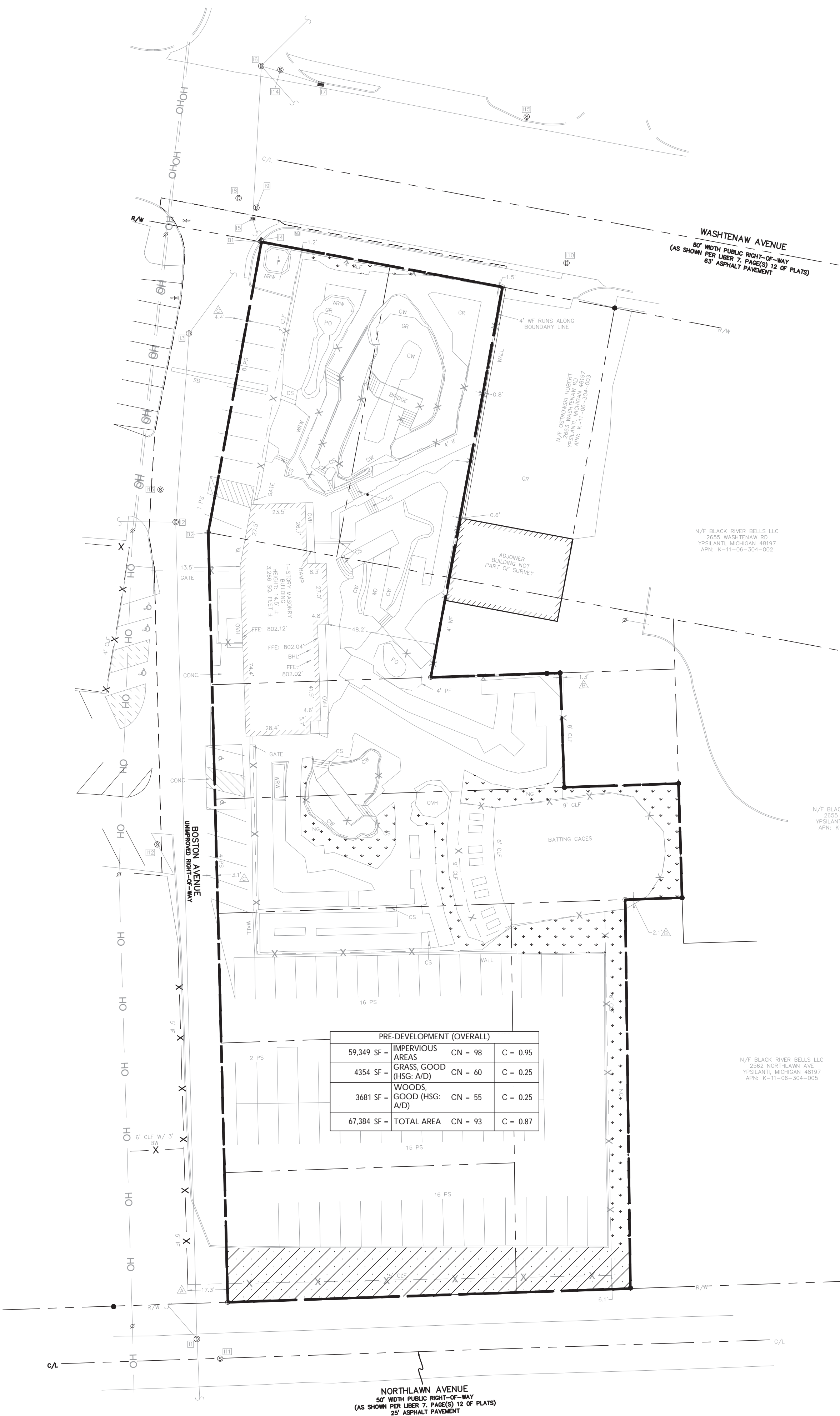
Best regards,



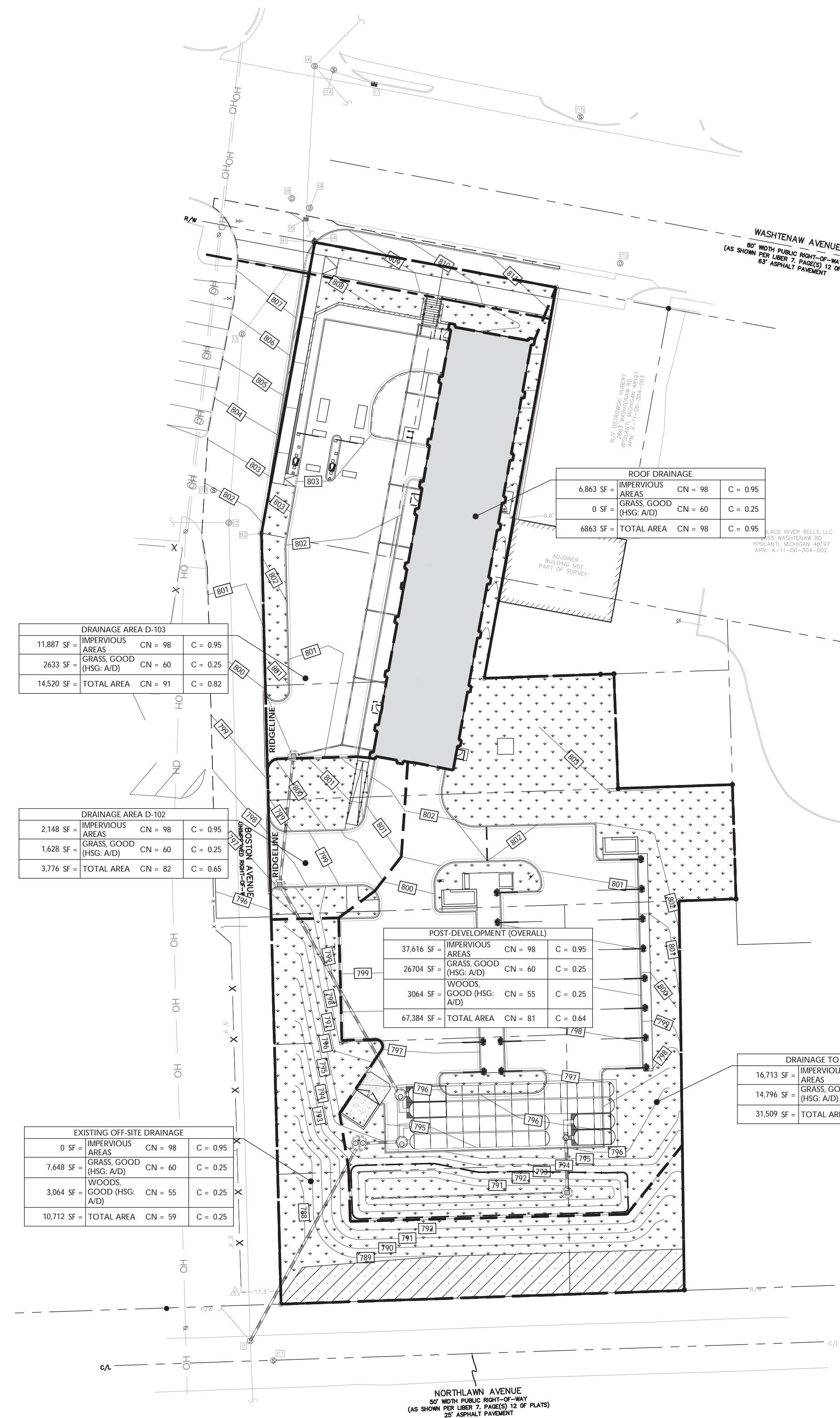
Erin McMachen
emcmachen@stonefieldeng.com
Stonefield Engineering and Design, LLC

V:\DET\2023\DET-230108.01-EROP LLC-2675 Washtenaw Avenue, Ypsilanti, MI\Correspondence\Outgoing\Municipal\2024-08-01_ZBA Submission Letter.docx

NOT TO SCALE. SEE PLANS FOR DIMENSIONS. WASHINGTON AVENUE, YPSILANTI, MICHIGAN 48197

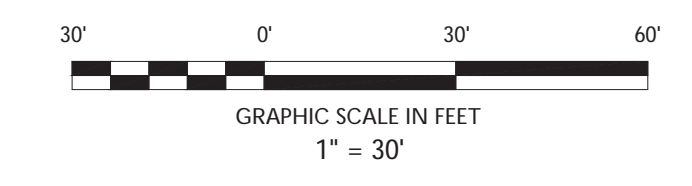


PRE-DEVELOPMENT DRAINAGE AREA MAP



POST-DEVELOPMENT DRAINAGE AREA MAP

SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED DRAINAGE AREA
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING
	PROPOSED UNDERGROUND OUTLET STRUCTURE



REVISION	DATE	ISSUE	DESCRIPTION
3	06/11/2024	EM	REVISED PER PLANNING DEPARTMENT REVIEW #1
2	04/18/2024	EM / JP	SUBMISSION FOR PRELIMINARY SITE PLAN REVIEW
1	02/07/2024	ECM	SUBMISSION FOR PRE-APPLICATION MEETING

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Detroit, MI • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

PROPOSED CAR WASH

WHITEWATER EXPRESS CAR WASH

PROPOSED CAR WASH

PARCEL ID: K-11-06-304-004
2675 WASHINGTON AVENUE (M-17)
CHARTER TOWNSHIP OF YPSILANTI
WASHINGTON COUNTY, MICHIGAN

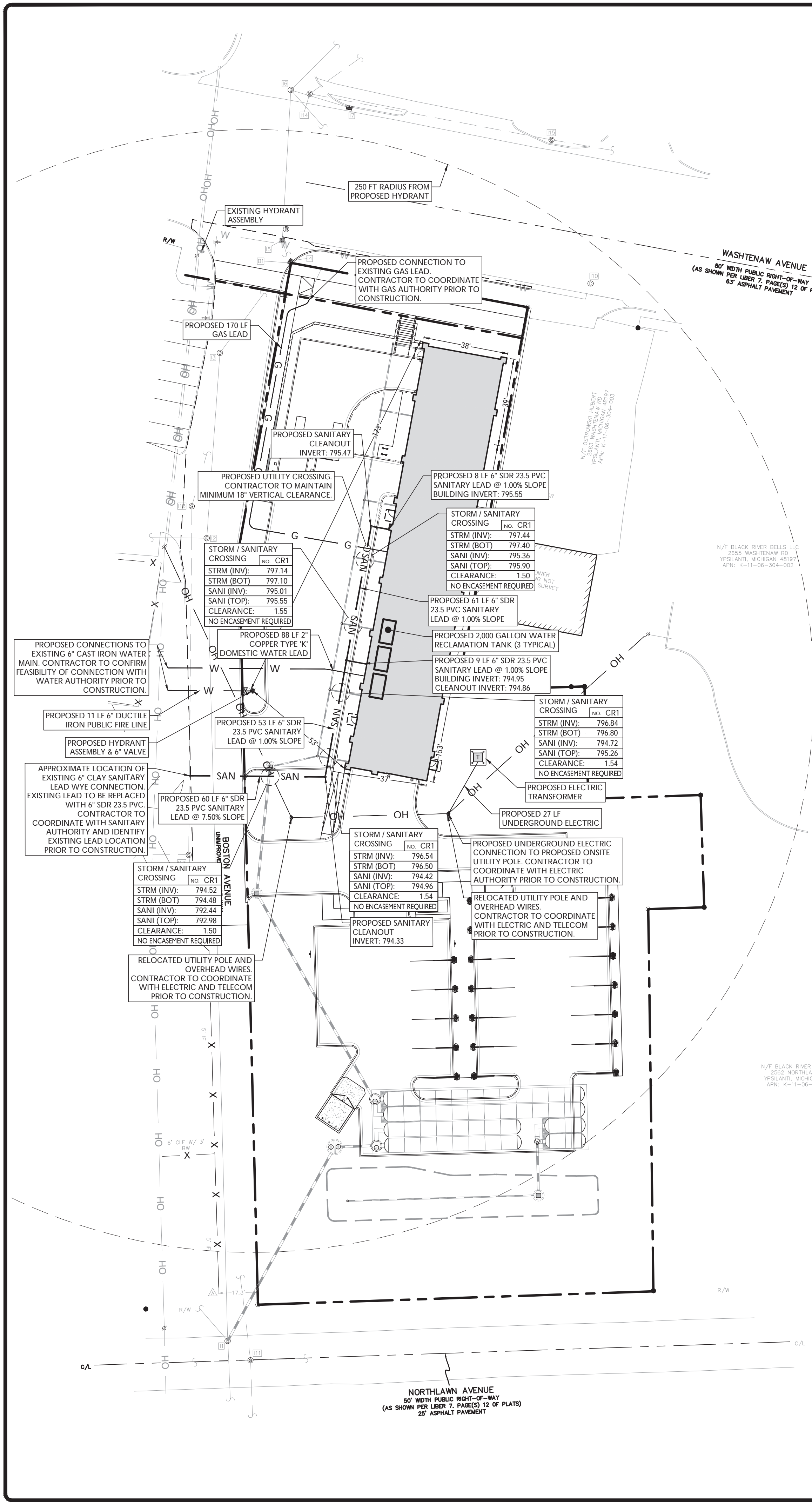
STATE OF MICHIGAN
JONATHAN REID
COOKSEY
ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-230108.01

TITLE:
DRAINAGE AREA MAPS

DRAWING:
C-6



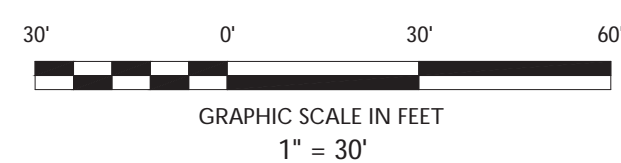
SYMBOL	DESCRIPTION
---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E —	PROPOSED ELECTRIC CONDUITS
— OH —	PROPOSED OVERHEAD WIRES
— G —	PROPOSED GAS LINE
○	PROPOSED CLEANOUT
□	PROPOSED UTILITY POLE
⊞	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

INVERT TABLE

- 11 STORM SEWER MANHOLE
RIM ELEVATION: 783.59'
12" RCP INVERT NW: 778.4'
12" RCP INVERT NE: 778.7' (UNABLE TO DETERMINE SOURCE)
RCP INVERT N: 770.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
RCP INVERT S: 776.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 12 STORM SEWER MANHOLE
RIM ELEVATION: 802.10'
18" RCP INVERT W: 796.3'
RCP INVERT N: 782.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
RCP INVERT S: 774.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 13 STORM SEWER MANHOLE
RIM ELEVATION: 805.98'
RCP INVERT N: 787.0' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
RCP INVERT S: 786.8' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 14 CURB INLET
RIM ELEVATION: 807.65'
SUMP ELEVATION: 805.7'
UNABLE TO LOCATE PIPES, FULL OF WATER & DEBRIS
- 15 GRATED INLET
RIM ELEVATION: 808.15'
10" CMP INVERT SE: 805.1'
24" RCP INVERT N: 804.2'
- 16 STORM SEWER MANHOLE
RIM ELEVATION: 808.21'
24" RCP INVERT S: 796.8'
8" CLAY PIPE INVERT E: 802.8'
24" RCP INVERT NE: 796.6'
24" RCP INVERT SE (UNABLE TO MEASURE DUE TO DEPTH)
- 17 CURB INLET
RIM ELEVATION: 808.89'
8" CLAY PIPE INVERT W: 803.6'
- 18 STORM SEWER MANHOLE
RIM ELEVATION: 808.48'
UNABLE TO OPEN DUE TO HIGH TRAFFIC
- 19 STORM SEWER MANHOLE
RIM ELEVATION: 808.80'
UNABLE TO OPEN DUE TO HIGH TRAFFIC
- 11a STORM SEWER MANHOLE
RIM ELEVATION: 812.55'
UNABLE TO OPEN DUE TO HIGH TRAFFIC
- 11b SANITARY SEWER MANHOLE
RIM ELEVATION: 783.94'
8" CAST IRON PIPE INVERT W: 776.2'
8" CAST IRON PIPE INVERT E: 776.1'
8" CAST IRON PIPE INVERT N: 775.6'
8" CAST IRON PIPE INVERT S: 775.5'
- 11c SANITARY SEWER MANHOLE
RIM ELEVATION: 796.41'
6" CAST IRON PIPE INVERT W: 776.7'
8" CAST IRON PIPE INVERT N: 776.7'
8" CAST IRON PIPE INVERT S: 776.7'
- 11d SANITARY SEWER MANHOLE
RIM ELEVATION: 802.34'
CAST IRON PIPE INVERT N: 787.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
CAST IRON PIPE INVERT S: 787.4' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 11e SANITARY SEWER MANHOLE
RIM ELEVATION: 808.29'
8" CAST IRON PIPE INVERT NE: 799.0'
6" CAST IRON PIPE INVERT E: 799.0'
SUMP ELEVATION: 798.9'
UNABLE TO LOCATE DISCHARGE PIPE, FULL OF SEWAGE
- 11f SANITARY SEWER MANHOLE
RIM ELEVATION: 812.13'
8" CAST IRON PIPE INVERT E: 801.7'
8" CAST IRON PIPE INVERT W: 801.6'

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



REVISION	DATE	ISSUE	DESCRIPTION
3	06/11/2024	EM	REVISED PER PLANNING DEPARTMENT REVIEW #1
2	04/18/2024	EM/J.P.	SUBMISSION FOR PRELIMINARY SITE PLAN REVIEW
1	02/07/2024	ECM	SUBMISSION FOR PRE-APPLICATION MEETING

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607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

PROPOSED CAR WASH

WHITEWATER EXPRESS CAR WASH

PARCEL ID: K-11-106-304-004
2675 WASHTEENAW AVENUE (M-17)
CHARTER TOWNSHIP OF YPSILANTI
WASHTEENAW COUNTY, MICHIGAN

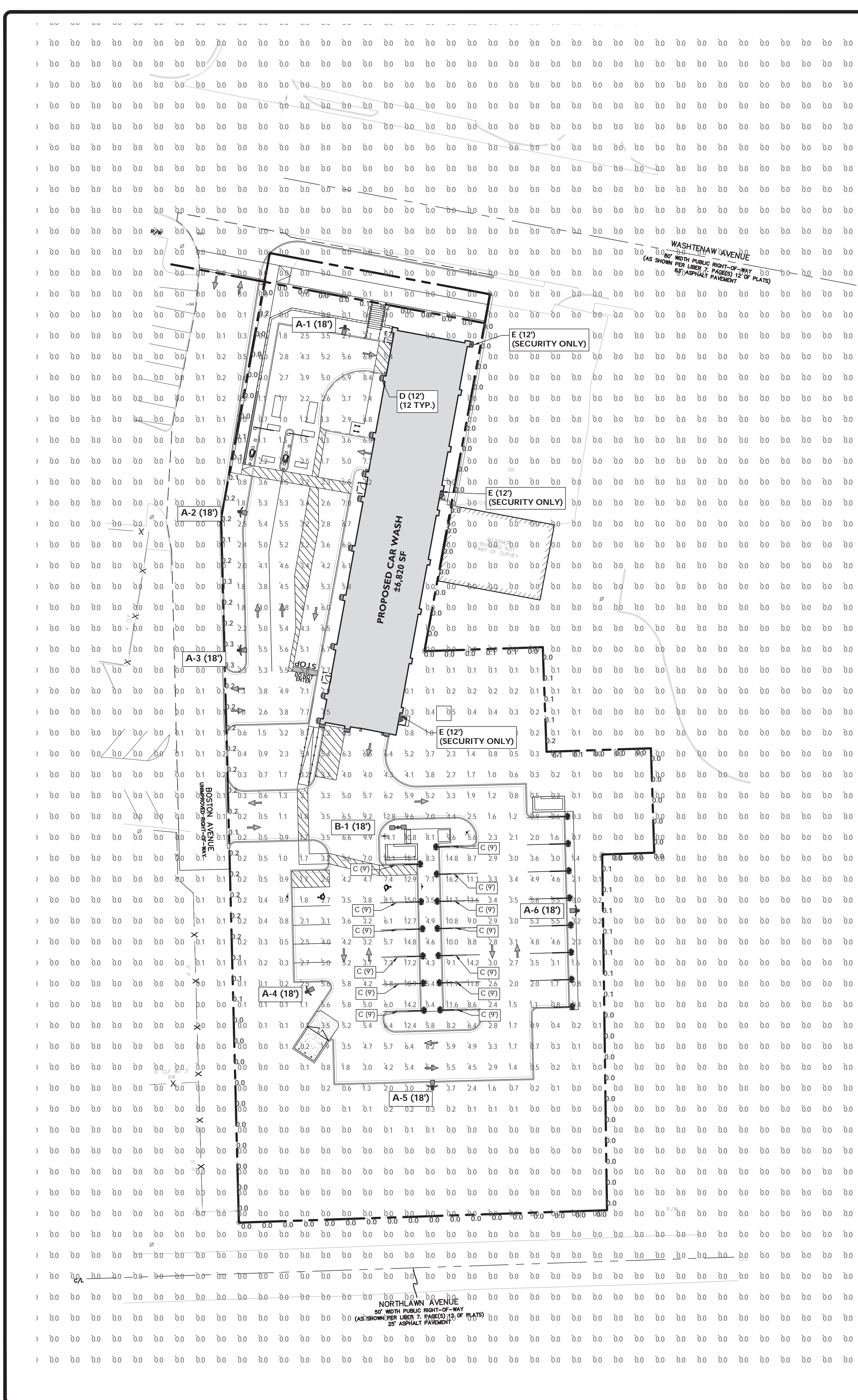


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SCALE: 1" = 30' PROJECT ID: DET-230108.01

TITLE: UTILITY PLAN

DRAWING: C-7



LIGHTING STATISTICS			
DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	2.42 FC	0.0 FC	18.9 FC
PROPERTY LINE	0.06 FC	0.0 FC	0.3 FC

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 1303.3(B)	MAXIMUM NON-RESIDENTIAL INTENSITY: 1.0 FT AT GROUND LEVEL	0.3 FC
§ 1303.3(B)	MAXIMUM RESIDENTIAL INTENSITY: 0.5 FC AT GROUND LEVEL	0.0 FC
§ 1303.3(B)	MAXIMUM INTENSITY: 20.0 FC ANYWHERE TO BE ILLUMINATED	18.9 FC
§ 1303.3(C)	MAXIMUM HEIGHT: 25 FT INCLUDING BASE	18 FT
§ 1303.3(C)	MAXIMUM HEIGHT ADJ. TO RESIDENTIAL 18 FT INCLUDING BASE	18 FT
§ 1303.3(D)	MINIMUM LIGHTING AT PARKING LOT: 0.4 FC	0.5 FC
§ 1303.3(E)	MAXIMUM COLOR STANDARD: 3,500 K	3,000 K

SYMBOL	DESCRIPTION
---	PROPERTY LINE
A (XX)	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
[Symbol]	PROPOSED AREA LIGHT
[Symbol]	PROPOSED BUILDING MOUNTED LIGHT

PROPOSED LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LUMENS	LLF	MANUFACTURER	CONTROL	IES FILE
[Symbol]	A	6	MIRADA MEDIUM - MRM OUTDOOR LED AREA LIGHT - SINGLE SHIELDED, 1 @ 90°	FT	18,000 LMS	0.9	LSI	-	MRM-LED-18L-SL-FT-30-70CRH-IES
[Symbol]	B	1	MIRADA MEDIUM - MRM OUTDOOR LED AREA LIGHT - DOUBLE 2 @ 180°	FT	18,000 LMS	1.0	LSI	-	MRM-LED-18L-SL-FT-30-70CRH-IES
[Symbol]	C	13	LOW-PROFILE, DRIVERLESS LINKABLE IP67 LED LINEAR LUMINAIRE (6 FT) - 9 FT A.F.G.	N/A	600 LMS/FT	0.9	G & G INDUSTRIAL LIGHTING	-	GPX6-SO-IES
[Symbol]	D	12	MIRANDA WALL SCENE-XWM OUTDOOR LED WALL SCENCE	TYPE 11	3,000 LMS	0.9	LSI	-	XWM-2-LED-03L-30-IES
[Symbol]	E	3	MIRANDA WALL SCENE-XWM OUTDOOR LED WALL SCENCE*	TYPE 11	3,000 LMS	0.9	LSI	-	XWM-2-LED-03L-30-IES

* FIXTURE 'E' ARE SECURITY LIGHTING ONLY. NOT INCLUDED WITHIN LIGHTING MODEL.

SECURITY CAMERAS TO BE MOUNTED ON EACH POLE 10 FT ABOVE GRADE		
POLE LABEL	NUMBER OF CAMERAS	DIRECTION OF CAMERAS
A-1		
A-2		
A-3		
A-4		
A-5		
A-6		
B-1		



FIXTURES 'A' & 'B'

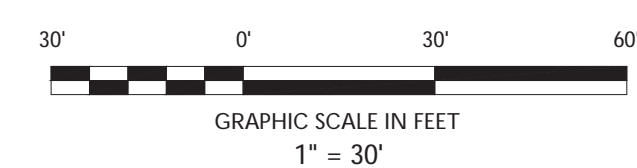


FIXTURES 'D', 'E'

SITE LIGHTING SHALL BE TURNED OFF BY 9:00 PM

GENERAL LIGHTING NOTES

- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES, SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURERS' DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



REVISED PER PLANNING DEPARTMENT REVIEW #1		SUBMISSION FOR PRELIMINARY SITE PLAN REVIEW		SUBMISSION FOR PRE-APPLICATION MEETING		DESCRIPTION	
EM	06/11/2024	EM	04/18/2024	EM	02/07/2024	BY	
3		2		1		DATE	
						ISSUE	

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WASHENAW COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN REID COOKSEY
REGISTERED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-230108.01

TITLE:
LIGHTING PLAN

DRAWING:
C-8



Know what's below
Call before you dig.

SYMBOL	DESCRIPTION
	PROPOSED GENERAL LANDSCAPING TREES
	PROPOSED STREET YARD TREES
	PROPOSED INTERIOR PARKING LOT TREES
	PROPOSED PARKING LOT PERIMETER TREES
	PROPOSED SCREENING TREES

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	ACE	9	ACER RUBRUM	RED MAPLE	2.5" - 3" CAL	B&B
	CAR	9	CARPINUS CAROLINIANA 'IN UPRIGHT'	FIRESPICE AMERICAN HORNBEAM	2.5" - 3" CAL	B&B
	GIN	8	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2.5" - 3" CAL	B&B
	GLE	13	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	2.5" - 3" CAL	B&B
	LIR	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" - 3" CAL	B&B
	QUE	6	QUERCUS PHELLOS	WILLOW OAK	2.5" - 3" CAL	B&B
EVERGREEN TREES						
	THU	21	THUIA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 7' HT	B&B
ORNAMENTAL TREES						
	COR	4	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" - 3" CAL	B&B
SHRUBS						
	HYD	11	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	24" - 36"	POT
	VER	3	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" - 36"	POT
	VIB	11	VIBURNUM DENTATUM	VIBURNUM	36" - 42"	POT
BASIN SHRUBS						
	ASC	23	ASCLEPIAS INCARNATA	SWAMP MILKWEED	3 GAL	POT
	HIB	18	HIBISCUS MOSCHEUTOS	ROSE MALLOW	3 GAL	POT
	ITE	8	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	3 GAL	POT
	SAM	7	SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY	3 GAL	POT
EVERGREEN SHRUBS						
	ICO	35	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	36" - 42"	POT
	PLO	35	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	36" - 42"	POT
GRASSES						
	CAL	15	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICATE.

CODE SECTION	REQUIRED	PROPOSED
GENERAL LANDSCAPING		
§ 1301.3.B.(1)	1 TREE PER 1,000 SF (5,276 SF) * (1 TREE / 1,000 SF) = 6 TREES	6 TREES
§ 1301.3.B.(2)	1 SHRUB PER 500 SF (5,276 SF) * (1 SHRUB / 500 SF) = 11 SHRUBS	11 SHRUBS
STREET YARD LANDSCAPING		
§ 1301.3.C.(1)	1 DECIDUOUS TREE PER 40 LF ORNAMENTAL TREE PER 100 LF, & 1 SHRUB PER 10 LF WASHTENAW AVENUE: 107 LF DECIDUOUS TREES: (107 LF) / (40 LF) = 3 TREES ORNAMENTAL TREES: (107 LF) / (100 LF) = 1 TREE SHRUBS: (107 LF) / (10) = 11 SHRUBS BOSTON AVENUE: 297 LF DECIDUOUS TREES: (297 LF) / (40 LF) = 7 TREES ORNAMENTAL TREES: (297 LF) / (100 LF) = 3 TREES SHRUBS: (297 LF) / (10) = 30 SHRUBS	3 TREES 1 TREE 11 SHRUBS 7 TREES 3 TREES 30 SHRUBS
INTERIOR PARKING LOT LANDSCAPING		
§ 1301.3.D.(1)a	1 TREE PER 2,000 SF OF PAVED SURFACE (24,155 SF) / (2,000 SF) = 12 TREES	12 TREES
§ 1301.3.D.(1)b	NO MORE THAN 12 SPACES IN A ROW	COMPLIES
§ 1301.3.D.(1)c	EACH TREE SHALL CONTAIN 150 SF OF LANDSCAPE AREA	COMPLIES
§ 1301.3.D.(1)d	ISLANDS SHALL BE NO LESS THAN 5 FT IN ANY DIRECTION	COMPLIES
PERIMETER PARKING LOT LANDSCAPING		
§ 1301.3.D.(2)a	1 TREE PER 40 LF OF PARKING LOT PERIMETER (747 LF) / (40 LF) = 19 TREES	19 TREES
BIORETENTION POND LANDSCAPING:		
§ 1301.3.G.(5)	1 DECIDUOUS TREE & 10 SHRUBS PER 50 LF TOTAL PERIMETER: 278 DECIDUOUS TREES: (278 LF) / (50 LF) = 6 TREES SHRUBS: (278 LF) / (50 LF) = 5.56 * (10) = 56 SHRUBS	6 TREES 56 SHRUBS
SCREENING		
§ 1301.3.H.(2)	OFFICER/TALENT/INSTITUTIONAL/SERVICE TO SINGLE FAMILY RESIDENTIAL SCREEN 2 1 LARGE EVERGREEN TREE PER 10 LF EVERGREEN TREES: (176 LF) / (10 LF) = 18 TREES	COMPLIES 18 TREES

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPED AREAS.

MOWINGS WITHIN STORM WATER BASIN AREA ARE PERMITTED TWICE A YEAR.

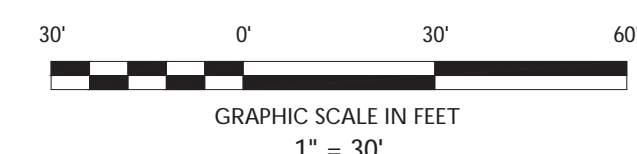
STORMWATER DETENTION POND TOPSOIL TO BE AMENDED WITH ORGANIC MATERIAL SOILS AND MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. THE SOIL SHALL CONTAIN BETWEEN 20-30 PERCENT COMPOST.

FERTILIZATION NOTE:

- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE FERTILIZER WITH NO PHOSPHOROUS.

SOIL COMPACTION NOTE:

- ONCE FINE GRADING HAS BEEN COMPLETED, HEAVY MACHINERY SHALL NOT BE USED WITHIN PLANTING AREAS TO PREVENT COMPACTION. IN ALL PLANTING AREAS WHERE SOIL COMPACTION HAS OCCURRED DURING CONSTRUCTION, SOIL SHALL BE TILLED TO THE DEPTH OF THE PROPOSED ROOT BALL OF THE PLANTINGS OR 4" DEPTH FOR SEEDS AREAS PRIOR TO PLANTING.
- OVER EXCAVATE SIDES OF PLANTING PITS IN COMPACTED SOIL AREAS.



Raingarden Mix - Forbs

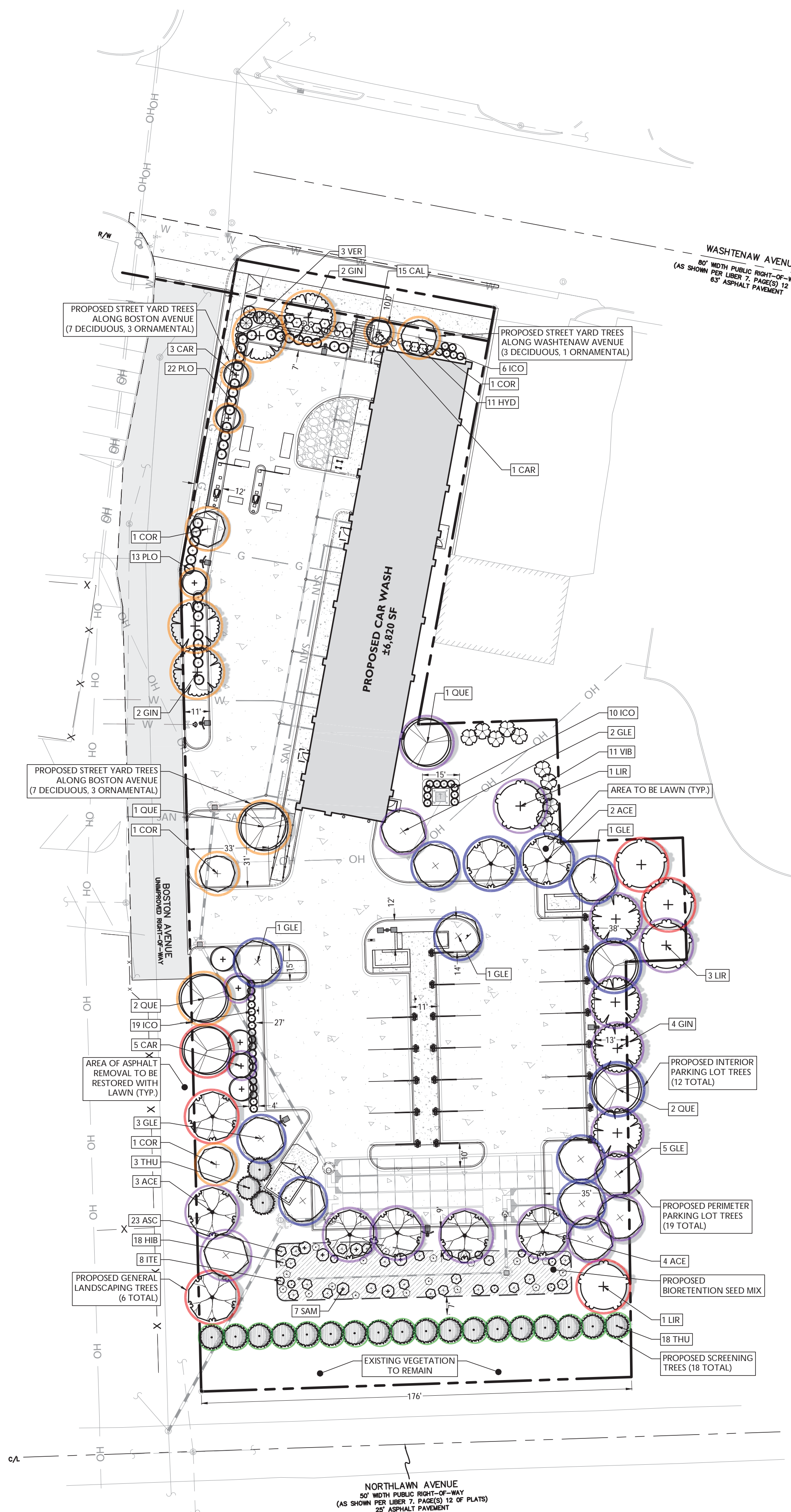
Scientific Name	Common Name
Anemone canadensis	Canada Anemone
Angelica atropurpurea	Angelica
Asclepias incarnata	Swamp Milkweed
Eupatorium maculatum	Joe Pye Weed
Eupatorium perfoliatum	Boneset
Helenium autumnale	Sneezeweed
Hibiscus moscheutos	Swamp Rose Mallow
Iris virginica	Southern Blue Flag
Liatris spicata	Marsh Blazing Star
Labella alphitica	Great Blue Lobelia
Rudbeckia fulgida	Sweet Black-eyed Susan
Solidago graminifolia	Grass-leaved Goldenrod
Symphoricarum puniceum	Swamp Aster
Verbena hastata	Blue Vervain
Vernonia missouriica	Ironweed

Raingarden Mix - Grasses

Scientific Name	Common Name
Carex spp.	Carex species
Elymus virginicus	Virginia Wild Rye
Scirpus spp.	Scirpus species
Sparganium eurycarpum	Common Bur Reed

BIORETENTION/RAIN GARDEN SEED MIX

3 O.Z./1,000 SF OR 6 LBS PER ACRE



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PROPOSED CAR WASH

WHITEWATER EXPRESS
CAR WASH

STATE OF MICHIGAN
JONATHAN REED COOKSEY
REGISTERED PROFESSIONAL ENGINEER
No. 3901001797

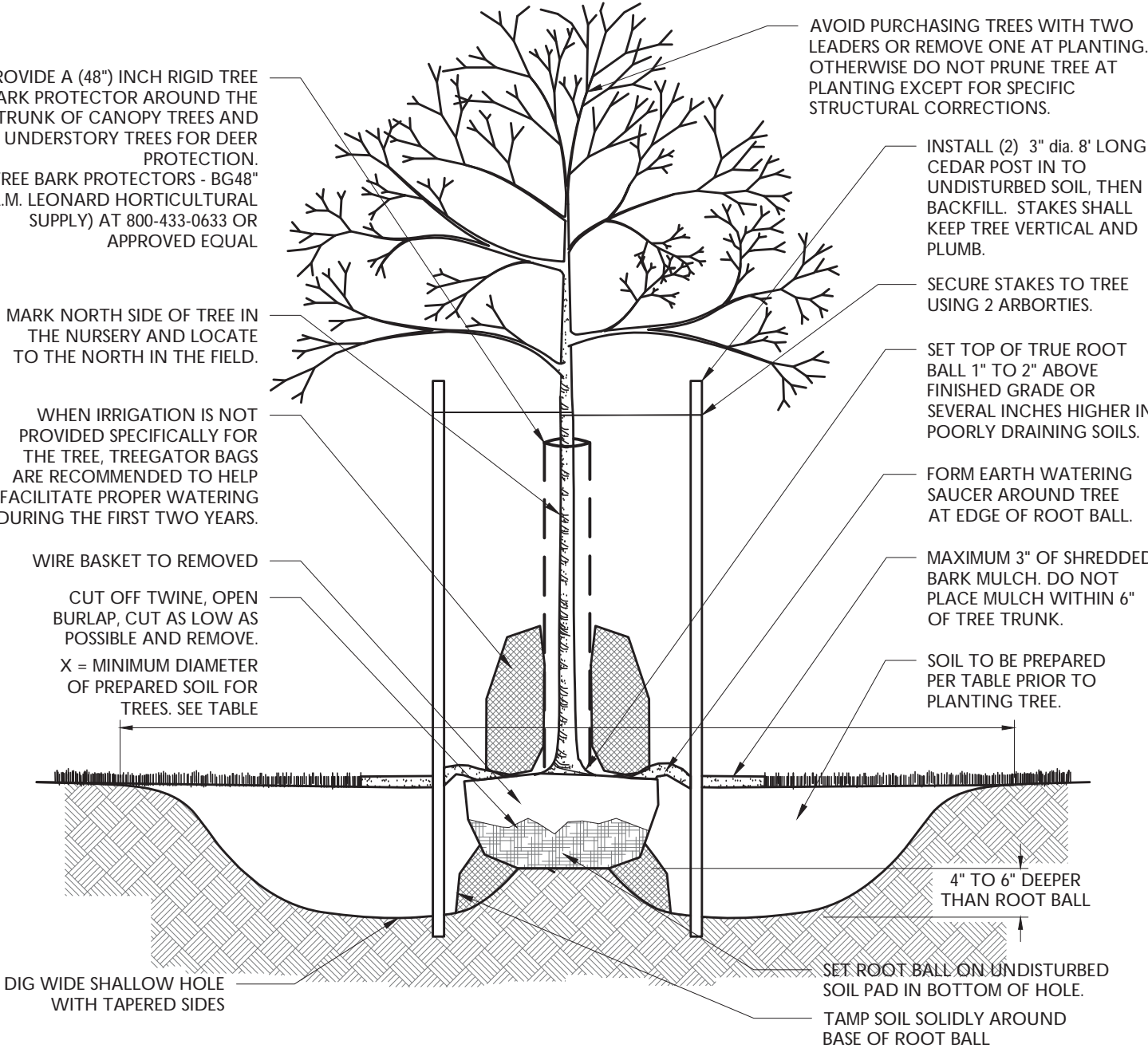
SCALE: 1" = 30' PROJECT ID: DET-230108.01

TITLE: LANDSCAPING PLAN

DRAWING: C-9

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



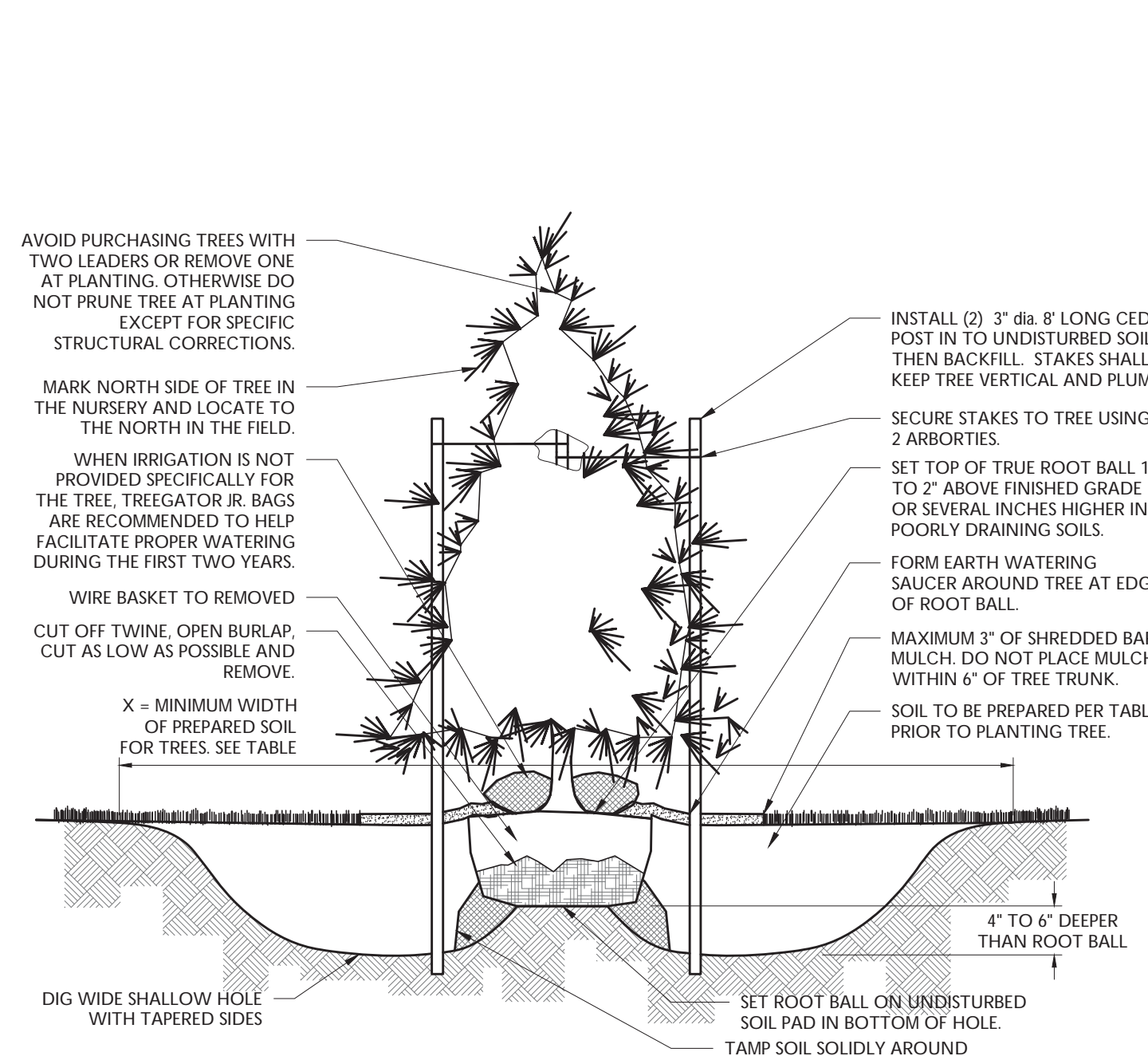
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

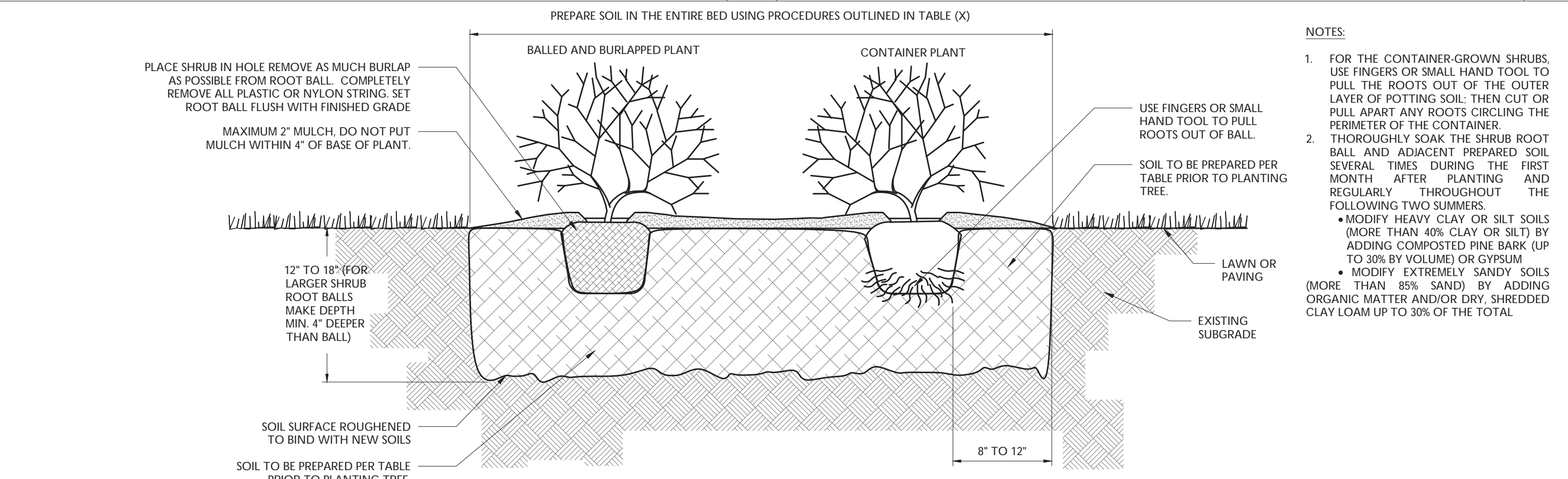
- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2



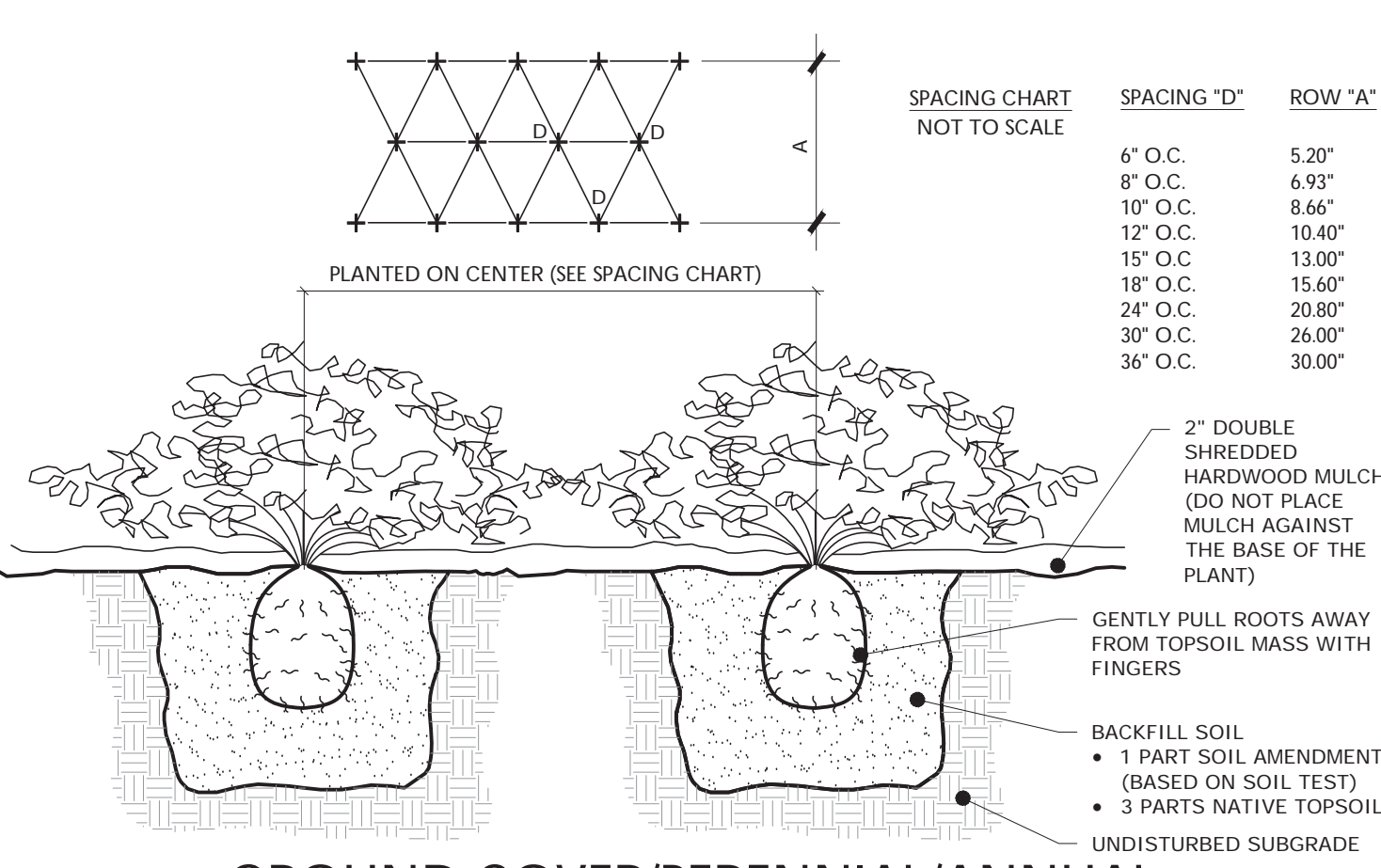
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

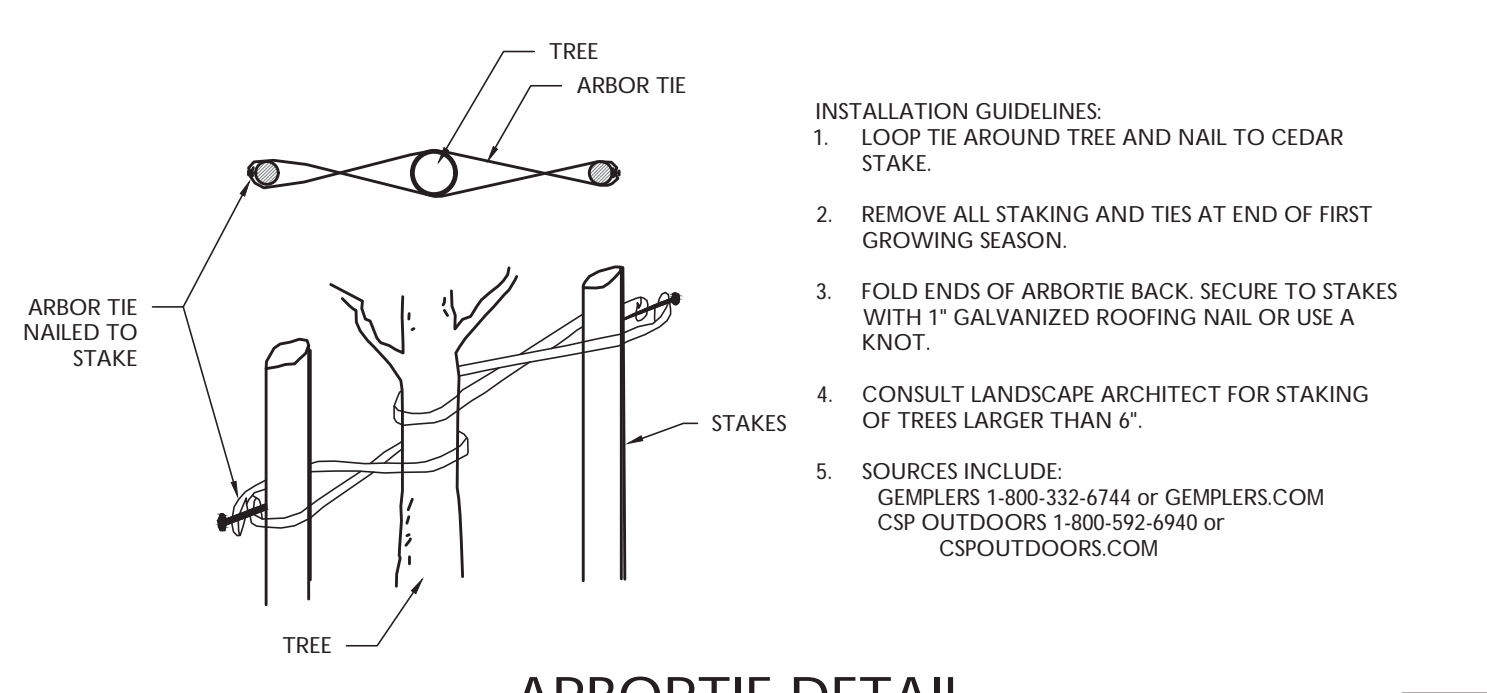
- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT WEED CONTROL PER MANUFACTURER'S SPECIFICATIONS



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4



ARBORTIE DETAIL

NOT TO SCALE

5

GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIAL TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN, ELEVATION, AND PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED TREE PROTECTION FENCE DETAIL. NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISHED GRADE AT THE PERIMETER OF THE TREE. IF MORE THAN 6 INCHES (6") OF GRAVEL BEHIND ANY EARTH FILL IS PLACED, NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEE SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL, TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A VULNERABLE AERIAL SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, STUMPS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PAVED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENEED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENEED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:
 - MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL TRIFENTS.
 - DIRECTIONS FOR USE: 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE TRUNK ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
 - MYCRO® TREE SAVER IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
 - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 5 TO 9.
 - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
 - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

- HEALTHY START MACRO TABS 12-8-8**
- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OR BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
 - TABLETS ARE FORMULATED FOR 12 MONTH RELEASE RATE, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4" -> CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

- TABLE NOTES:**
- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
 - WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.
 - WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL, HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DEVELOPING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HELE-IND BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- ALL PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED MULCH. PROPER IRRIGATION SHALL BE SUPPLIED SO AS NOT TO ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING SITES. PLANTS SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
 - THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):
 - ABIES CONCOLOR
 - ACER BURGERSIANUM
 - ACER PLATANUS VARIETIES
 - ACER RUBRUM
 - ACER SACCHARINUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CEDRUS DEODARA
 - CELTIS VARIETIES
 - CERCIDIPHYLLUM VARIETIES
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - NYSSA SYLVATICA
 - OSTRYA VIRGINIANA
 - PINUS NIGRA
 - QUERCUS VARIETIES
 - POPULUS VARIETIES
 - PRUNUS VARIETIES
 - PYRUS VARIETIES
 - QUERCUS VARIETIES (NOT Q. PALUSTRIS)
 - SALIX WEEPING VARIETIES
 - SORBUS VARIETIES
 - TAXODIUM VARIETIES
 - TAXUS CANADENSIS
 - LIRODENDRON VARIETIES
 - MALUS IN LEAF
 - ULMUS PARVIFOLIA VARIETIES
 - ZELKOVA VARIETIES
- IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
- LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
- 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUY'S IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
- GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OF A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

CRATAEGUS VARIETIES	CORNUS VARIETIES	OSTRYA VIRGINIANA
CRATAEGUS VARIETIES	CORNUS VARIETIES	PINUS NIGRA
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	QUERCUS VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	POPULUS VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	PYRUS VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	SALIX WEEPING VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	SORBUS VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	TAXODIUM VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	TAXUS CANADENSIS
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	LIRODENDRON VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	MALUS IN LEAF
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	ULMUS PARVIFOLIA VARIETIES
CRATAEGUS VARIETIES	CRATAEGUS VARIETIES	ZELKOVA VARIETIES

- PLANT MATERIAL GUARANTEE NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
 - THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
 - ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

- LAWN (SEED OR SOD) NOTES:**
- SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
 - SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITH THE PREPARED "SEE SPECIFICATION" OR "SOD SPECIFICATION".
 - REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOD.
 - SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION".
 - PROTECT LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

REVISION	DATE	DESCRIPTION
1	02/07/2024	ISSUE
2	04/18/2024	EM / PJ
3	06/17/2024	EM

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PROPOSED CAR WASH

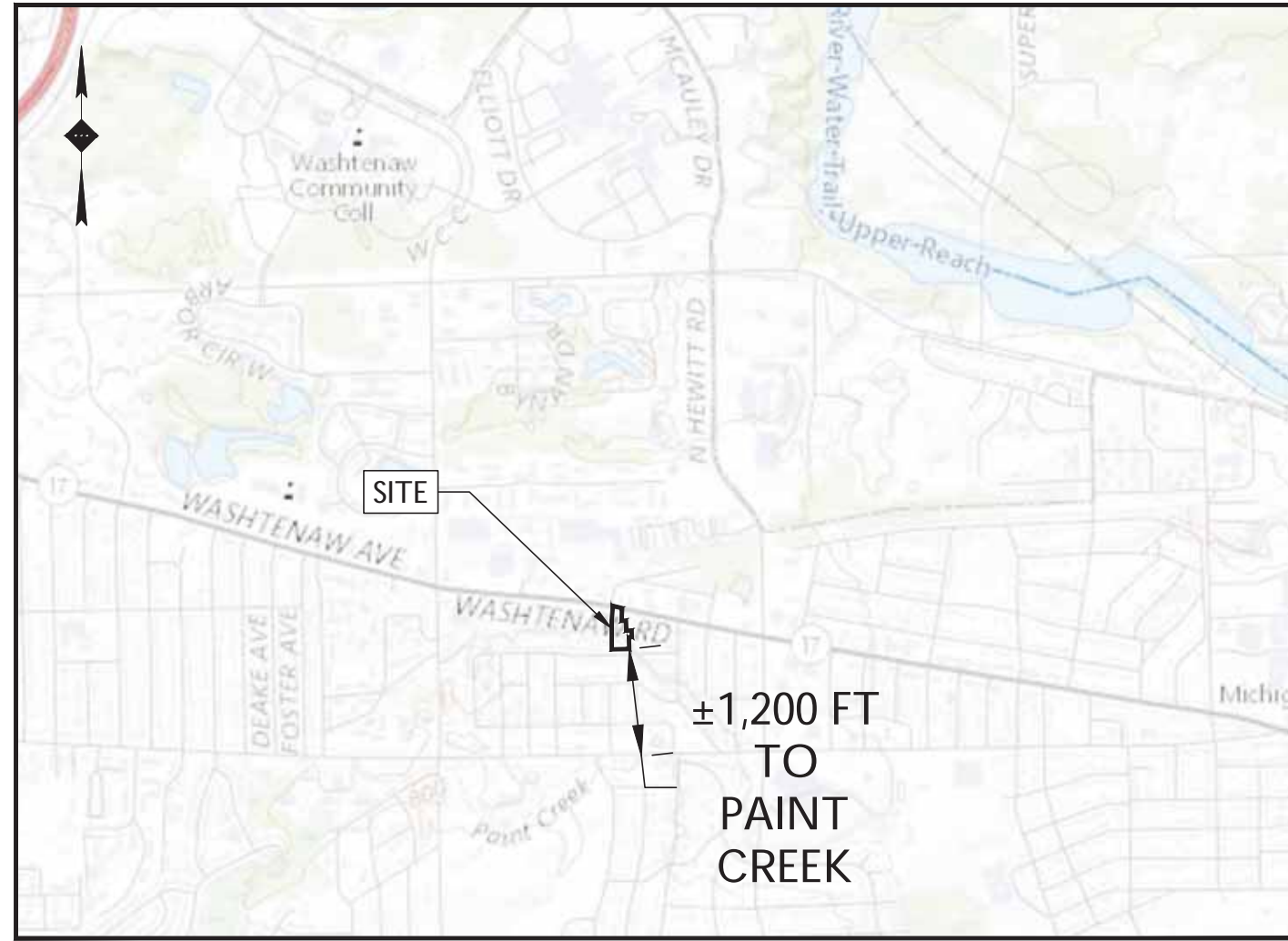
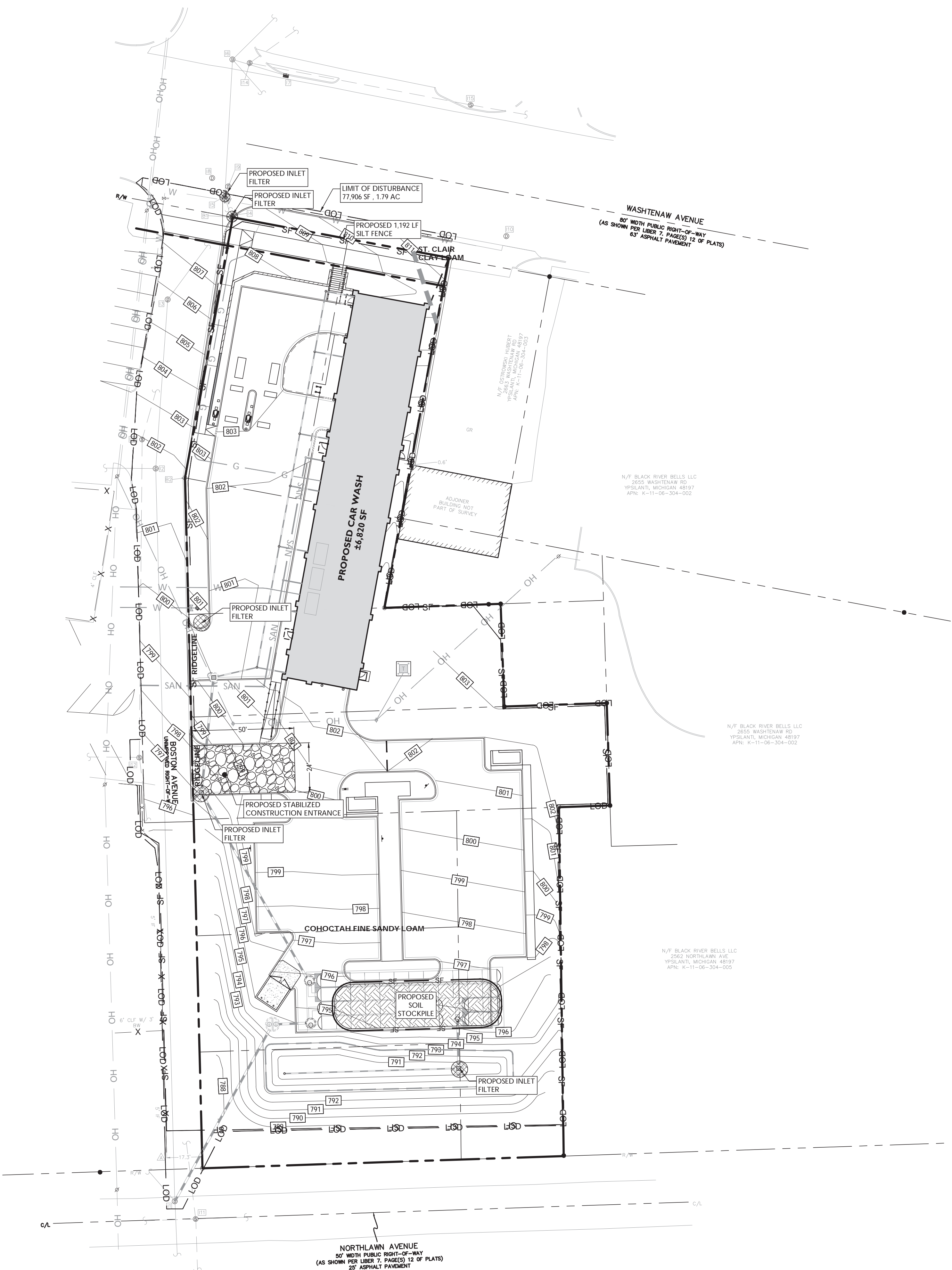
WHITEWATER EXPRESS CAR WASH

SITE DEVELOPMENT PLANS

PROPOSED CAR WASH

PARCEL ID: K-11-06-304-004
2675 WASHTEWAW AVENUE (M-17)
CHARTER TOWNSHIP OF YPSILANTI
WASHINGTON COUNTY, MICHIGAN

NORTH PLANNING DEPARTMENT REVIEW #1: 06/11/2024
 SUBMISSION FOR PRELIMINARY SITE PLAN REVIEW
 EM / J.P.
 NORTH PLANNING DEPARTMENT REVIEW #2: 04/18/2024
 SUBMISSION FOR PRELIMINARY SITE PLAN REVIEW
 EM / J.P.
 NORTH PLANNING DEPARTMENT REVIEW #3: 02/07/2024
 SUBMISSION FOR PRE-APPLICATION MEETING
 EGM



LOCATION MAP
 SCALE: 1" = 2,000'±

SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
---	LOD
---	PROPOSED LIMIT OF DISTURBANCE
---	SF
---	PROPOSED SILT FENCE
---	TPF
---	PROPOSED TREE PROTECTION FENCE
---	PROPOSED STOCKPILE & EQUIPMENT STORAGE
---	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED INLET PROTECTION FILTER

SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	COHOCTAH FINE SANDY LOAM, FREQUENTLY FLOODED(CC)
PERCENT OF SITE COVERAGE	98.6%
HYDROLOGIC SOIL GROUP	A/D
DEPTH TO RESTRICTIVE LAYER	MORE THAN 80 IN
SOIL PERMEABILITY	1.98 TO 5.95 IN/HR
DEPTH TO WATER TABLE	0 TO 12 IN

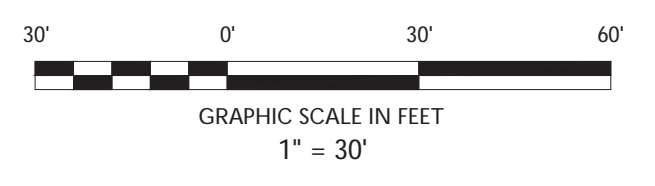
SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	ST. CLAIR CLAY LOAM
PERCENT OF SITE COVERAGE	0.4%
HYDROLOGIC SOIL GROUP	D
DEPTH TO RESTRICTIVE LAYER	MORE THAN 80 IN
SOIL PERMEABILITY	0.06 TO 0.20 IN / HR
DEPTH TO WATER TABLE	24 TO 36 IN

- SEQUENCE OF CONSTRUCTION
1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE (2 DAYS).
 2. ROUGH GRADING AND TEMPORARY SEEDING (20 DAYS).
 3. EXCAVATE AND INSTALL DRAINAGE PIPING, AND INLETS (20 DAYS).
 4. INSTALL INLET FILTERS (1 DAY).
 5. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (90 DAYS).
 6. CONSTRUCT RIGHT OF WAY IMPROVEMENTS (2 DAYS).
 7. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
 8. REMOVE SOIL EROSION MEASURES (1 DAY).
- NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

811
 Know what's below
 Call before you dig.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



ISSUE	DATE	BY	DESCRIPTION
3	06/11/2024	EM	REVISED PER PLANNING DEPARTMENT REVIEW #1
2	04/18/2024	EM / J.P.	SUBMISSION FOR PRELIMINARY SITE PLAN REVIEW
1	02/07/2024	EGM	SUBMISSION FOR PRE-APPLICATION MEETING

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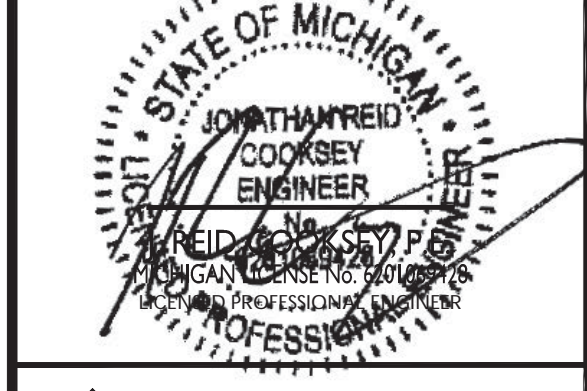
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PROPOSED CAR WASH

WHITEWATER EXPRESS
 CAR WASH

PARCEL ID: K-11-06-304-004
 2675 WASHTENAW AVENUE (M-17)
 CHARTER TOWNSHIP OF YPSILANTI
 WASHTENAW COUNTY, MICHIGAN



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SCALE: 1" = 30' PROJECT ID: DET-230108.01

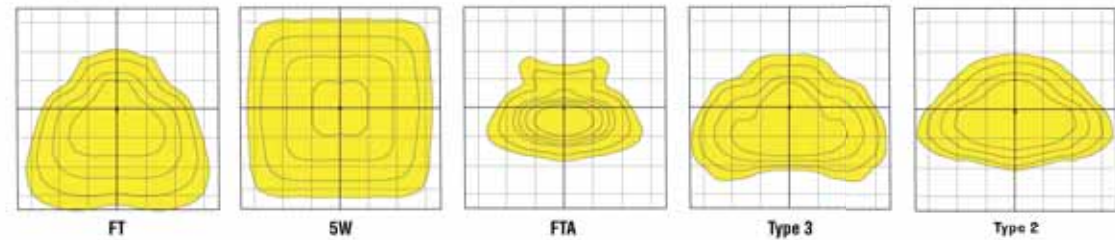
TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:
C11



Mirada Medium - MRM Outdoor LED Area Light

Performance (Cont.)
All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



Ordering Guide
TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALCS04 BRZ IL**

Luminaire Photo	Light Source	Lumen Package*	Light Output	Distribution	Orientation*	Voltage	Other
MRM Medium	LED	7L - 7,000 lms	7L - 7,000 lms	2 - Type 2	(Blank) - Standard	UNV - Universal Voltage (120-277V)	DIM - 0-10V Dimming (0-10%)
		8L - 8,000 lms	8L - 8,000 lms	3 - Type 3	L - Optics rotated 90°	UV - High Output (347-400V)	
		12L - 12,000 lms	12L - 12,000 lms	SW - Type 5 Wide	R - Optics rotated right 90°		
		24L - 24,000 lms	24L - 24,000 lms	FT - Forward Throw			
		36L - 36,000 lms	36L - 36,000 lms	FTA - Forward Throw Automotive			

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
30 - 3,000 CCT	90 - 90 CRI	Blank - None	BRZ - Bronze	(Blank) - None
40 - 4,000 CCT	90 - 90 CRI	ALSC - ALink Simplex Control System**	GRF - Graphite	TL - Integral Lumen RSP
50 - 5,000 CCT	90 - 90 CRI	ALSD - ALink Simplex Control System Host**	MTL - Metallic Silver	
57 - 5,700 CCT	90 - 90 CRI	ALSM - ALink Simplex Control System with 8-12 Motion Sensor**	WHT - White	
65 - 6,500 CCT	90 - 90 CRI	ALSH - ALink Simplex Control System Host**	PLM - Platinum Pink	
70 - 7,000 CCT	90 - 90 CRI	ALSI - ALink Simplex Control System with 12-20 Motion Sensor**	SWG - Satin White Green	
80 - 8,000 CCT	90 - 90 CRI	ALSD4 - ALink Simplex Control System with 20-40 Motion Sensor**		
90 - 9,000 CCT	90 - 90 CRI	ALSD8 - ALink Simplex Control System Host**		

MRM-LED-18L-SIL-FT-30-70CRI-IL

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FIXTURES 'A' AND 'B' SPECIFICATIONS

NOT TO SCALE

1



Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features
Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heat-sinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Ordering Information	Product Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protection	Through Wired	Voltage
GPX 6	2' / 6ft	50K	40K	Blank - Standard	Blank - Standard	Blank - Standard	120V
	4' / 12ft	100K	40K	Blank - Standard	Blank - Standard	Blank - Standard	277V
	6' / 18ft	150K	40K	Blank - Standard	Blank - Standard	Blank - Standard	277V

Power & Connection Accessories	Cable	Type	Length	Wire	Mounting Hardware	Description
	GPX-JMP-1	Jumpers	1ft	18 AWG S/T/W	GPX-MNT-AM	Non-Metallic Quick Latch
	GPX-JMP-2	Jumpers	2ft	18 AWG S/T/W	GPX-MNT-SS	Stainless Steel Bulk Latch
	GPX-JMP-4	Jumpers	4ft	18 AWG S/T/W		
	GPX-JMP-8	Jumpers	8ft	18 AWG S/T/W		
	GPX-LDR-10	Leader Cable	10ft	18 AWG S/T/W		
	GPX-LDR-25	Leader Cable	25ft	18 AWG S/T/W		

STRONG. SIMPLE. COMPACT.

FIXTURE 'C' SPECIFICATIONS

NOT TO SCALE

2

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____

Mirada Wall Sconce - XWM Outdoor LED Wall Sconce

The XWMs sleek design makes it perfectly suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The XWM offers high performance silicone optics, 4 standard CCTs, 5 lumen packages, and is available with integral Airlink™ Wireless Controls.

Features & Specifications
Optical System
• State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
• Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, and Forward Throw (FT).
• Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
• Zero uplight.
• Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377.
• Dimming: Yes, TRIAC Dimmable.
• Voltage: 120 VAC or 277 VAC Input.
• Maximum Run Length: Refer to the Table on Page 2.
• Ambient Temperature: 40°C to 51°C.

Product Dimensions	Height	Width	Depth
	12-3/4" (323mm)	19-15/16" (505mm)	7-1/2" (191mm)
		4-1/2" (114mm)	5-9/16" (138mm)

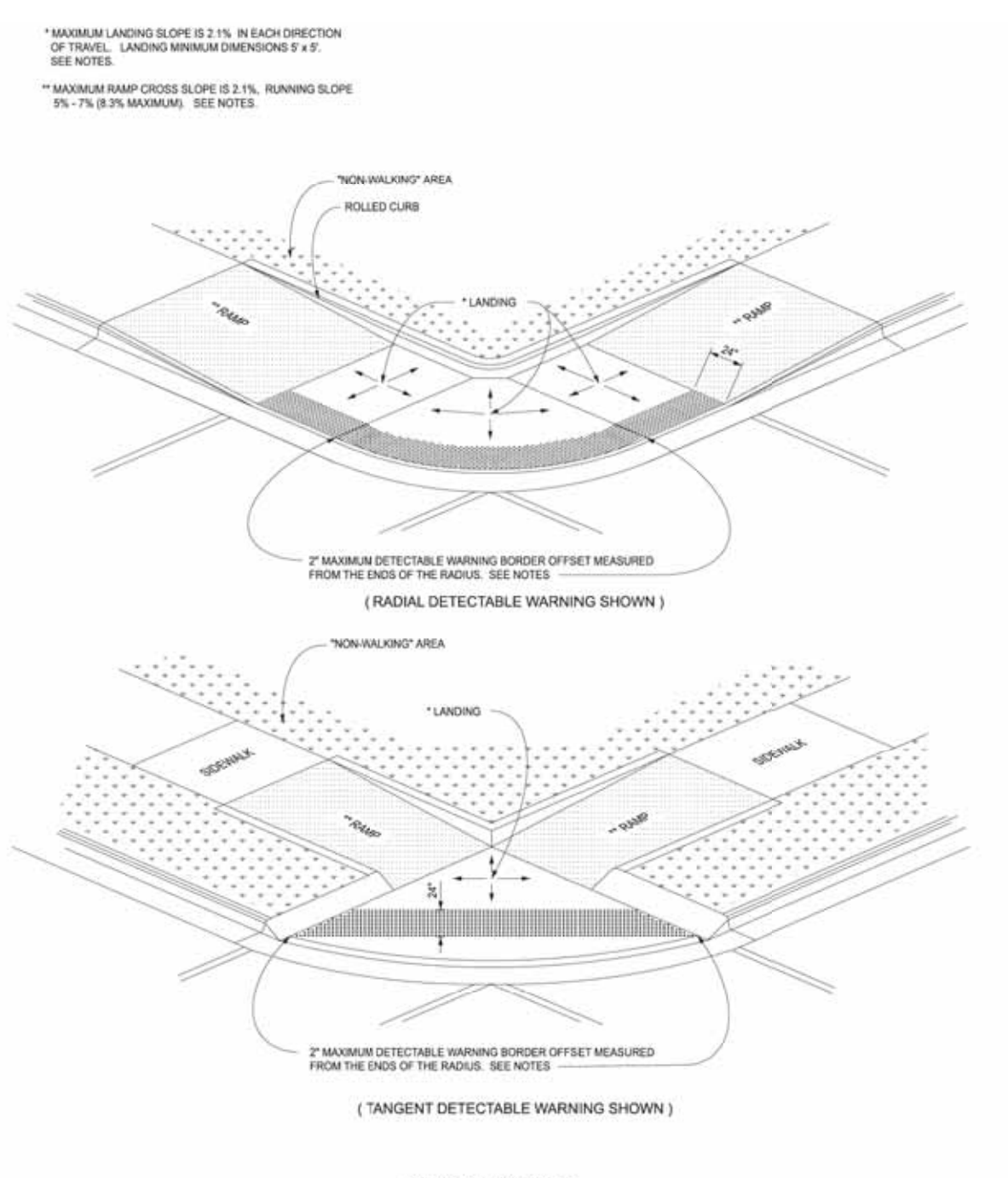
Electrical
• High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
• Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
• L80 Calculated Life >100K Hours (See Lumen Maintenance on Page 2).
• Total harmonic distortion <20%.
• Operating temperature -40°C to +50°C (-40°F to +122°F).
• Power factor >.90.
• Input power stays constant over life.
• Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
• High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
• Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
• Optional 120v-277v integral emergency battery pack is available. The 30-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Operating temperature for standard battery backup: -0°C to +40°C (-32°F to +102°F), Cold Weather battery backup: -20°C to +50°C (-4°F to +122°F).

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FIXTURE 'D & E' SPECIFICATIONS

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3



MDOT CURB RAMP AND DETECTABLE WARNING DETAILS	REVISED PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
11/09/2023	11/09/2023
11/09/2023	11/09/2023
11/09/2023	11/09/2023

MDOT CURB RAMP DETAILS

NOT TO SCALE

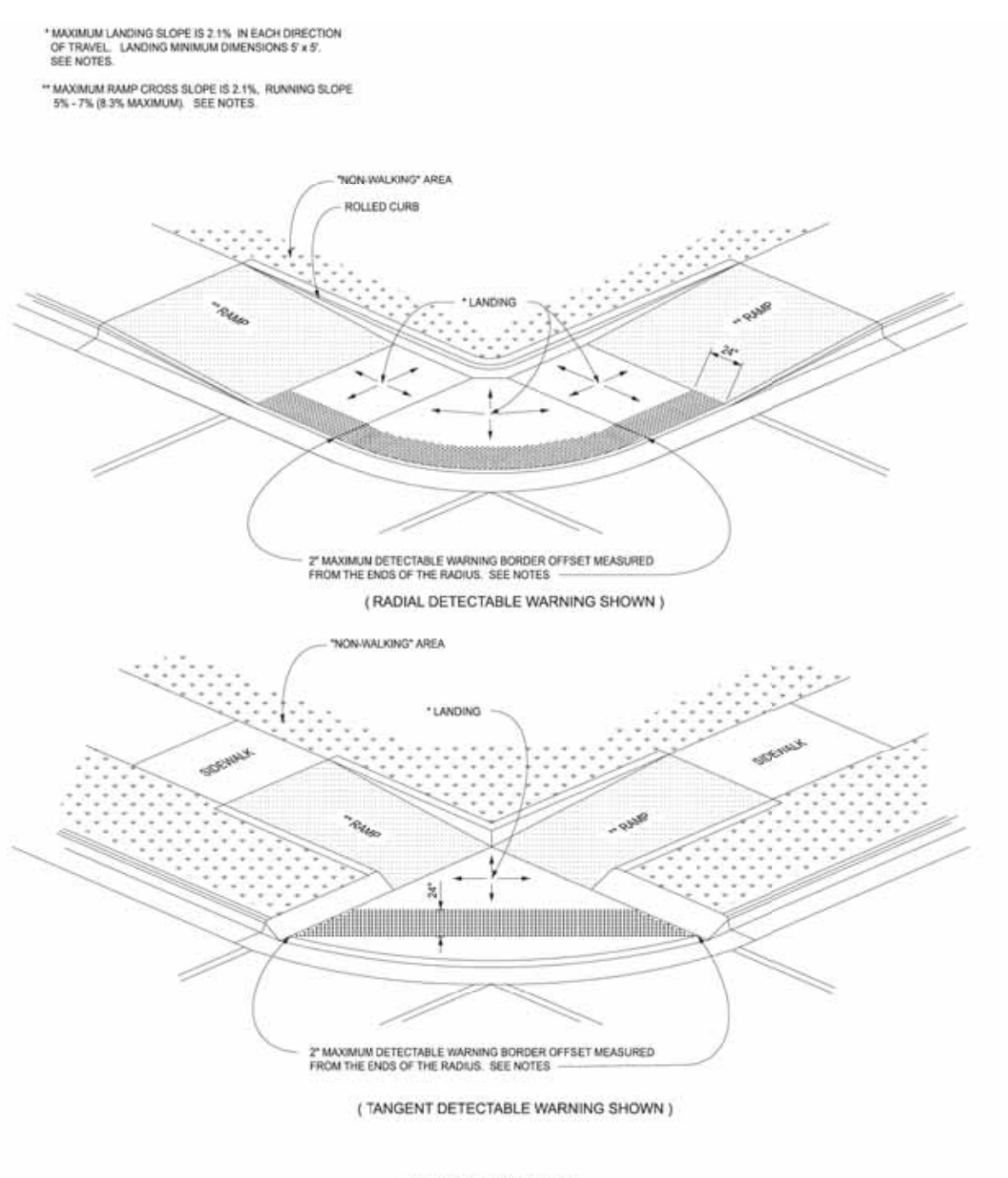
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MDOT CURB RAMP AND DETECTABLE WARNING DETAILS	REVISED PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
11/09/2023	11/09/2023
11/09/2023	11/09/2023
11/09/2023	11/09/2023

MDOT CURB APPROACH DETAILS

NOT TO SCALE

5



MDOT CURB RAMP AND DETECTABLE WARNING DETAILS	REVISED PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
11/09/2023	11/09/2023
11/09/2023	11/09/2023
11/09/2023	11/09/2023

MDOT CURB RAMP DETAILS

NOT TO SCALE

4

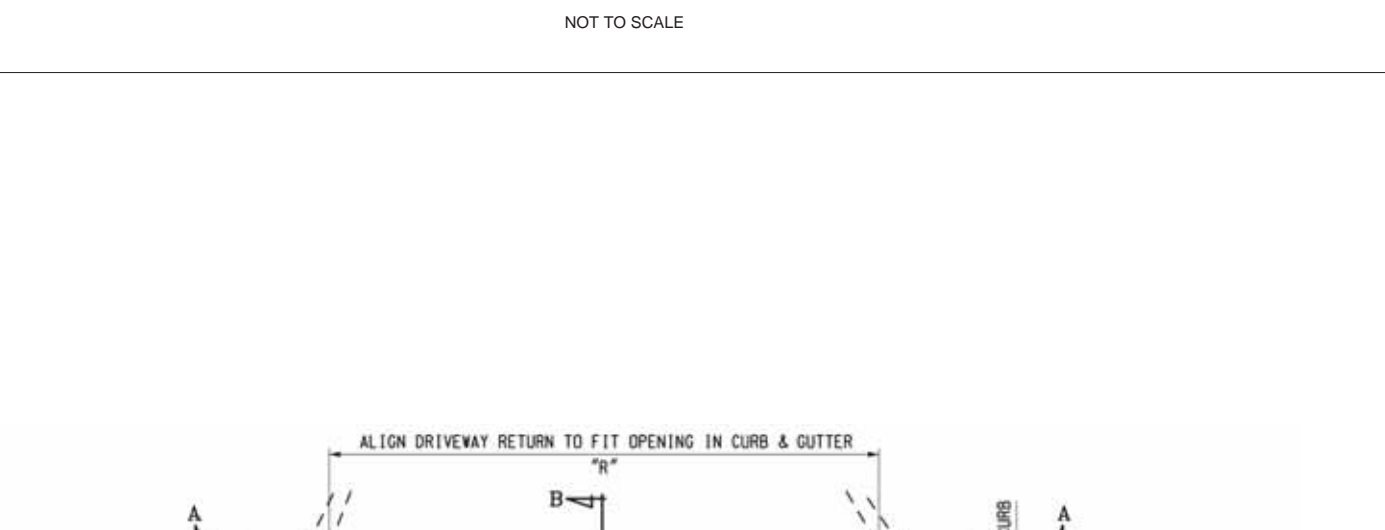
MDOT CURB RAMP AND DETECTABLE WARNING DETAILS	REVISED PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS
11/09/2023	11/09/2023
11/09/2023	11/09/2023
11/09/2023	11/09/2023

MDOT CURB APPROACH DETAILS

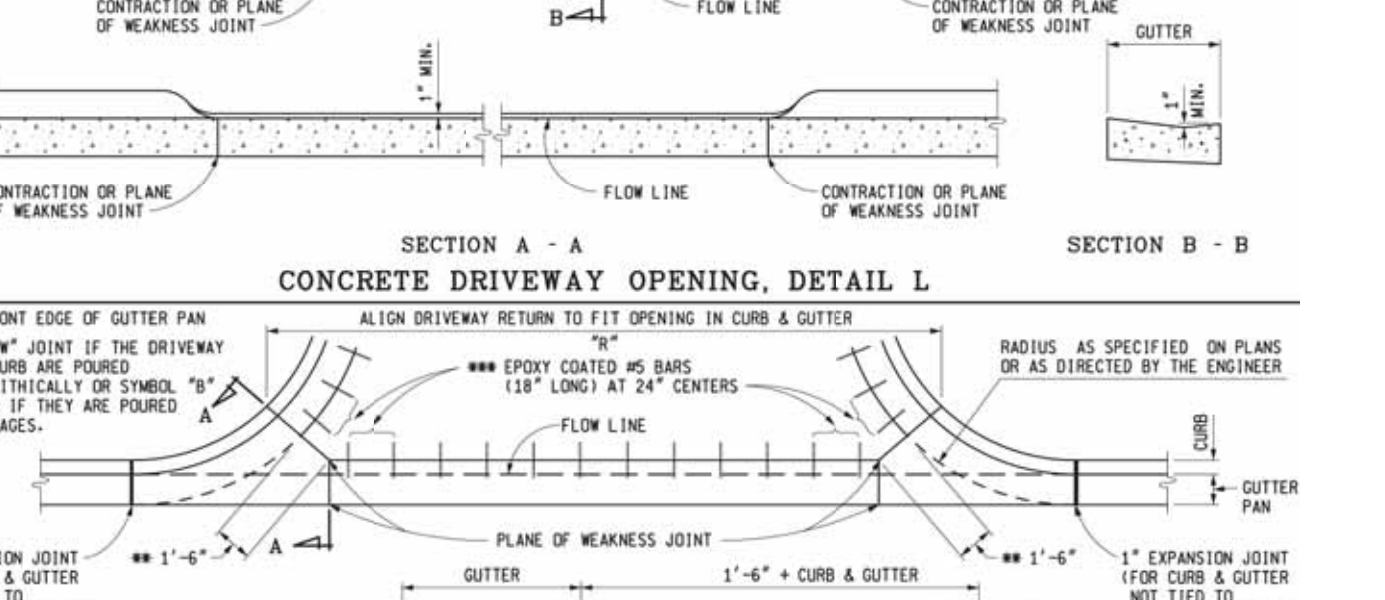
NOT TO SCALE

5

CONCRETE DRIVEWAY OPENING, DETAIL L

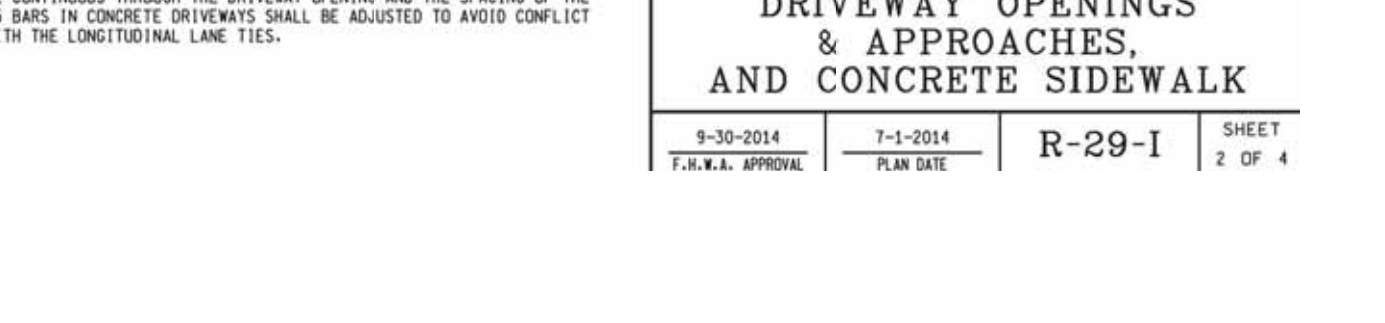


CONCRETE DRIVEWAY OPENING, DETAIL M



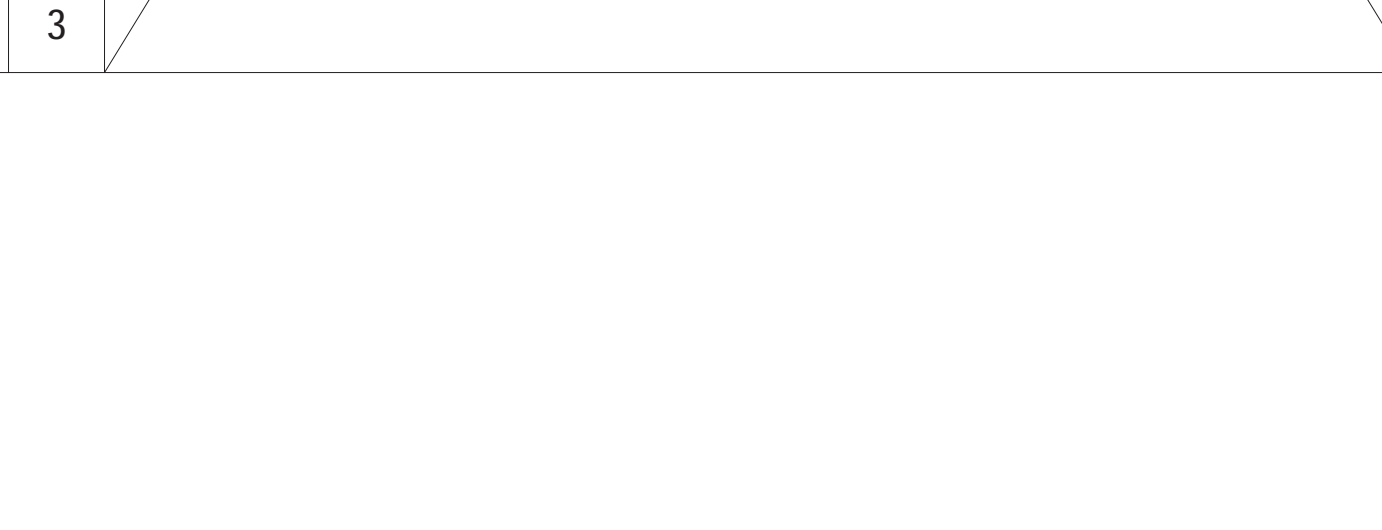
REINFORCEMENT FOR CONCRETE DRIVEWAYS	CONCRETE DRIVEWAY THICKNESS	WIRE SIZE (1/4" x 4" MESH)	AVERAGE WEIGHT (LBS/100 SQ FT)
LESS THAN 8"		W1-4	21
8" OR GREATER		W1-9	42

INTERMEDIATE DRIVEWAY JOINT DETAILS

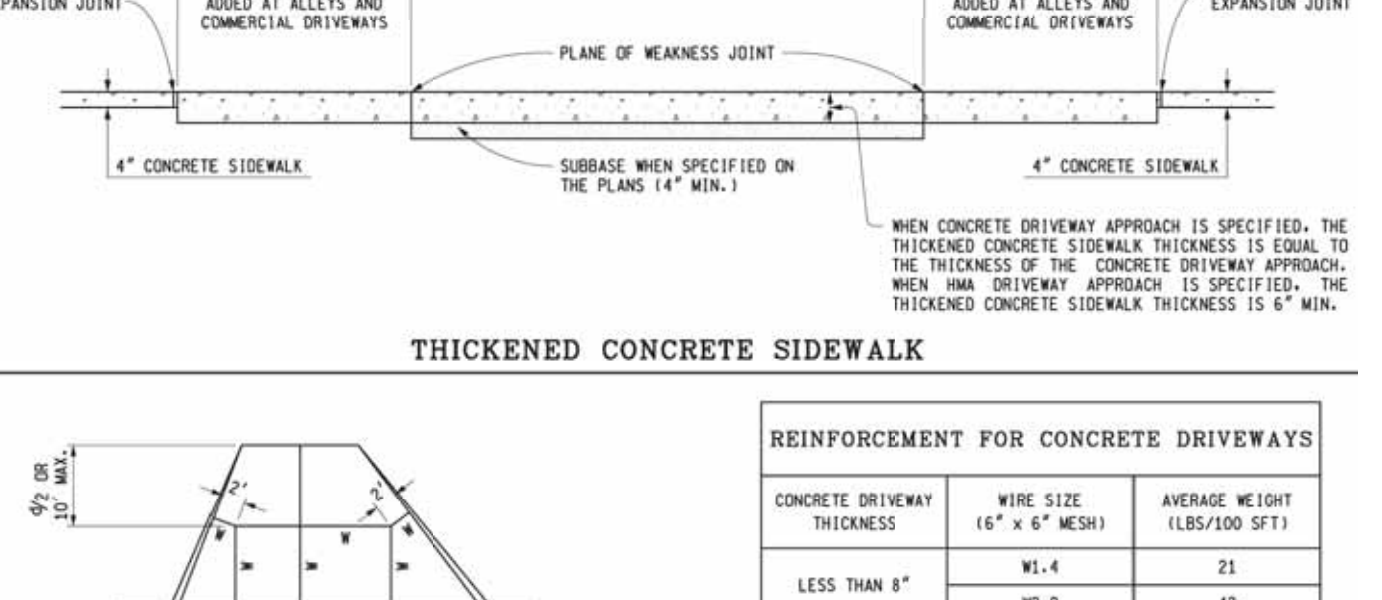


MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK	9-30-2014	1-1-2014	R-29-I	SHEET 2 OF 4
	T.J.W.A. - APPROVAL	PLAN DATE		

THICKENED CONCRETE SIDEWALK



CONCRETE DRIVEWAY OPENING, DETAIL N



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK	9-30-2014	1-1-2014	R-29-I	SHEET 3 OF 4
	T.J.W.A. - APPROVAL	PLAN DATE		

INTERMEDIATE DRIVEWAY JOINT DETAILS



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK	9-30-2014	1-1-2014	R-29-I	SHEET 3 OF 4
	T.J.W.A. - APPROVAL	PLAN DATE		

REVISION	DATE	ISSUE	DESCRIPTION
1	06/11/2024	EM	REVISED PER PLANNING DEPARTMENT REVIEW #1
2	04/18/2024	EM/J.P.	SUBMISSION FOR PRELIMINARY SITE PLAN REVIEW
3	02/07/2024	ECM	SUBMISSION FOR PRE-APPLICATION MEETING

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PROPOSED CAR WASH

WHITEWATER EXPRESS CAR WASH

PARCEL ID: K-11-06-304-004
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CHARTER TOWNSHIP OF YPSILANTI
WASHINGTON COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN R. COOKSEY
REGISTERED PROFESSIONAL ENGINEER
No. 085126

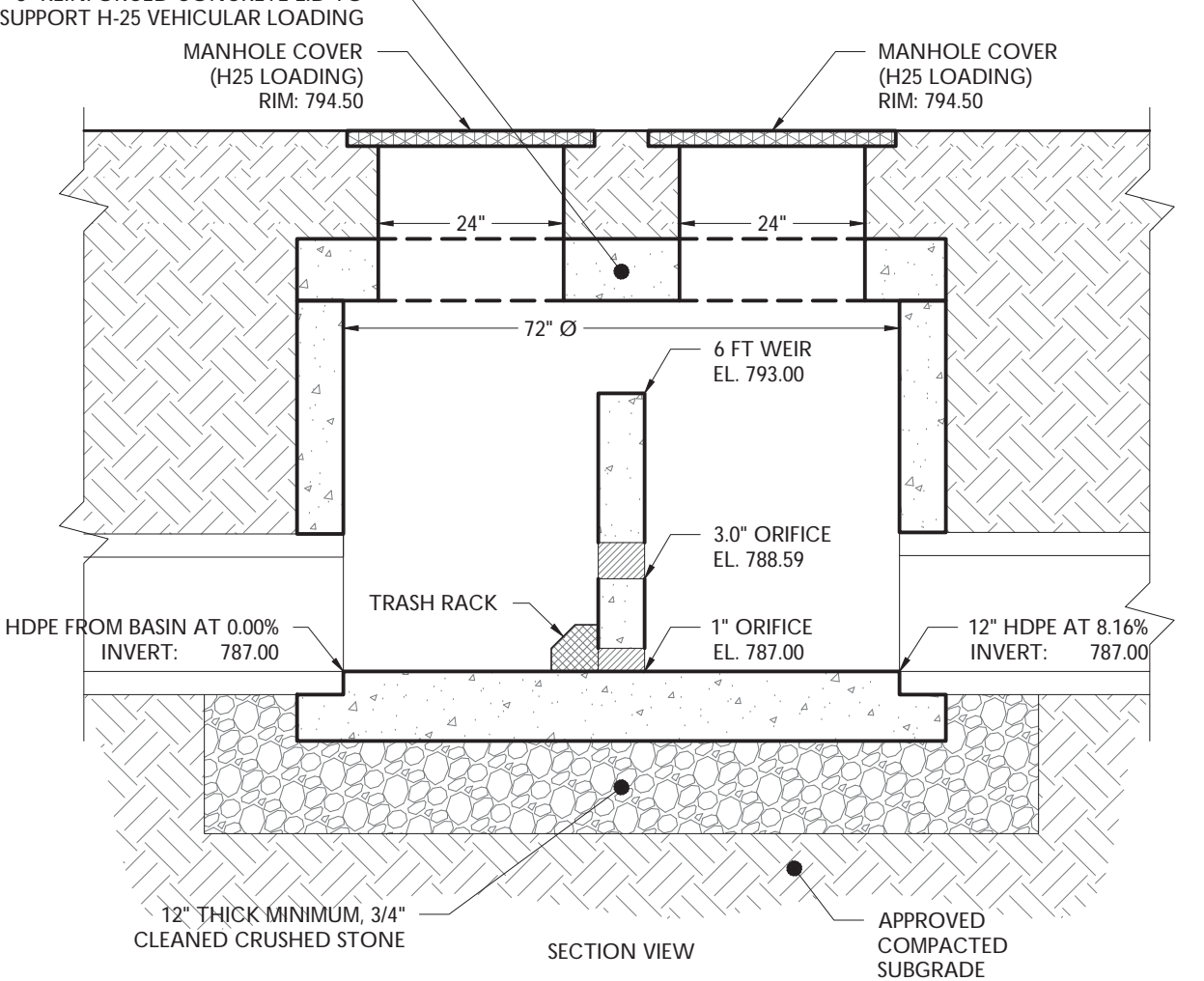
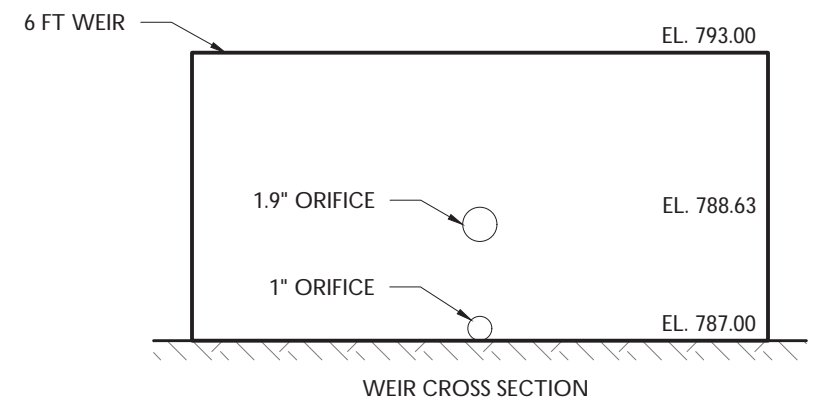
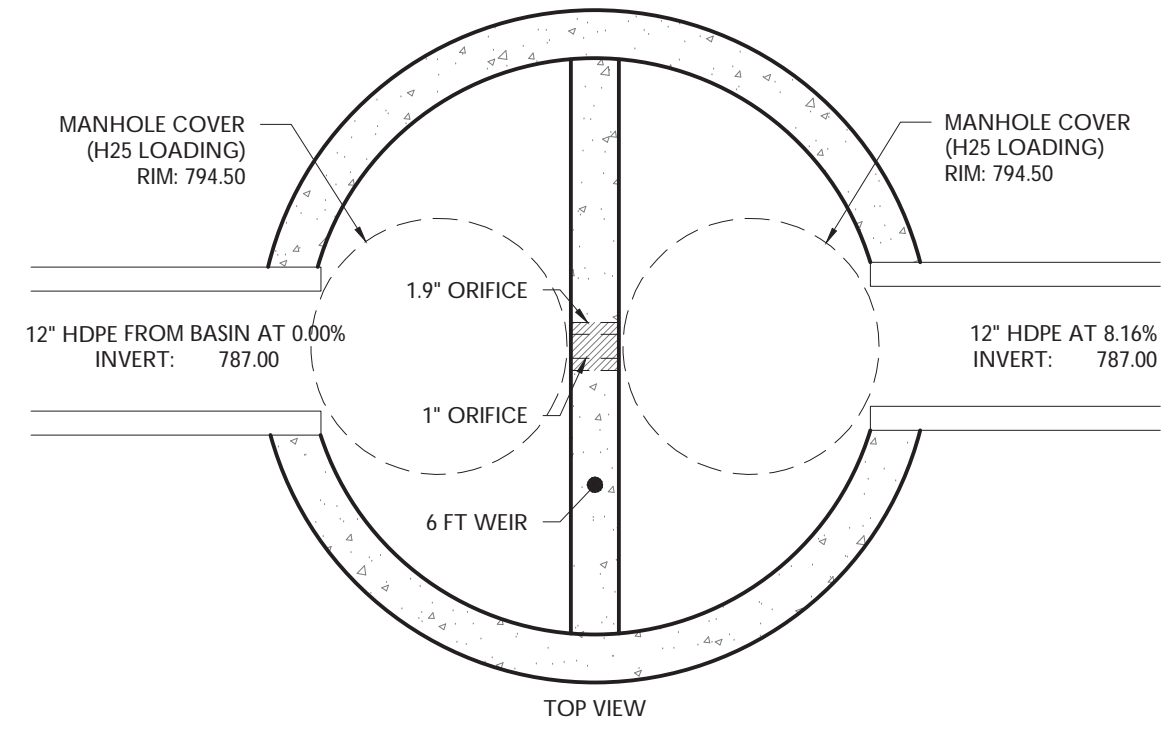
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR
DRIVEWAY OPENINGS & APPROACHES,
AND CONCRETE SIDEWALK

9-30-2014 1-1-2014 R-29-I SHEET 3 OF 4
T.J.W.A. - APPROVAL PLAN DATE

SCALE: AS SHOWN PROJECT ID: DET-230108.01

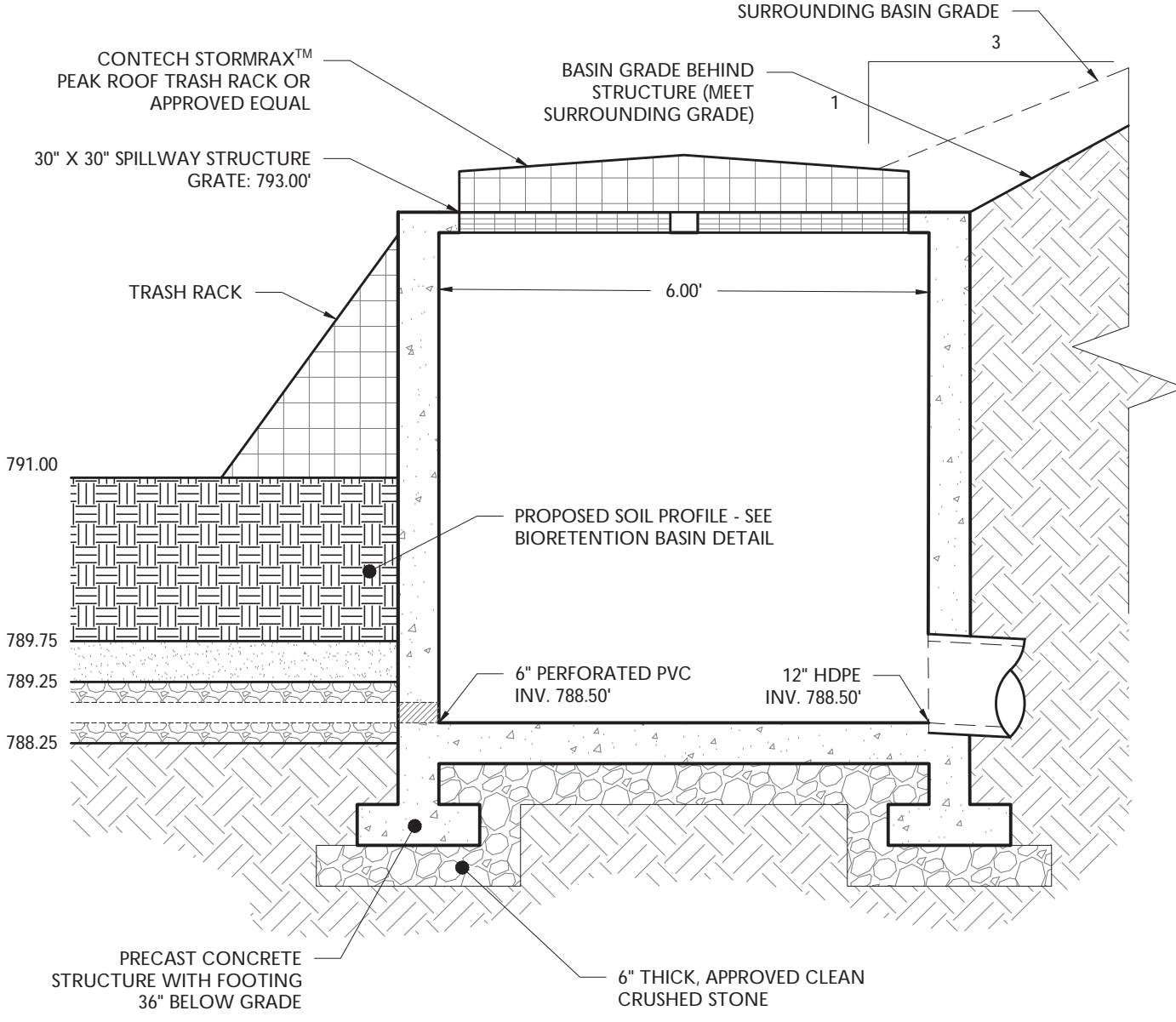
TITLE: CONSTRUCTION DETAILS

DRAWING: C-16



UNDERGROUND OUTLET STRUCTURE (OS-1) DETAIL
SCALE: 1" = 2'

- NOTE:
- STRUCTURE SHALL SUPPORT H2S LOADING.
 - STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 - ALL JOINTS TO BE WATER TIGHT.
 - TRASH RACKS CONSTRUCTED OF NON-CORROSIVE MATERIALS TO BE PROVIDED.



BIORETENTION AREA ABOVE-GROUND OUTLET STRUCTURE (OS-2) DETAIL
SCALE: 1" = 2'

Project: Ypsilanti

Chamber Model - MC-3500
Units - Imperial
Number of Chambers - 44
Number of End Caps - 12
Void in the stone (porosity) - 40%
Base of Stone Elevation - 787.00 ft
Amount of Stone Above Chambers - 12 in
Amount of Stone Below Chambers - 9 in
Area of system - 2797 sq ft Min. Area - 2376 sq ft min. area

StormTech MC-3500 Cumulative Storage Volumes

Height of System (inches)	Incremental Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch. EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
86	0.00	0.00	0.00	0.00	93.22	93.22	9162.74	792.50
85	0.00	0.00	0.00	0.00	93.22	93.22	9069.52	792.42
84	0.00	0.00	0.00	0.00	93.22	93.22	8976.31	792.33
83	0.00	0.00	0.00	0.00	93.22	93.22	8883.09	792.25
82	0.00	0.00	0.00	0.00	93.22	93.22	8789.87	792.17
81	0.00	0.00	0.00	0.00	93.22	93.22	8696.65	792.08
80	0.00	0.00	0.00	0.00	93.22	93.22	8603.43	792.00
79	0.00	0.00	0.00	0.00	93.22	93.22	8510.21	791.92
78	0.00	0.00	0.00	0.00	93.22	93.22	8416.99	791.83
77	0.00	0.00	0.00	0.00	93.22	93.22	8323.77	791.75
76	0.00	0.00	0.00	0.00	93.22	93.22	8230.55	791.67
75	0.00	0.00	0.00	0.00	93.22	93.22	8137.33	791.58
74	0.06	0.00	0.00	0.00	93.22	93.22	8044.12	791.50
73	0.19	0.02	8.54	0.29	89.69	98.52	7949.36	791.42
72	0.29	0.04	12.93	0.45	87.86	101.25	7860.85	791.33
71	0.40	0.05	17.76	0.62	85.87	104.25	7749.60	791.25
70	0.69	0.07	26.24	0.81	83.80	111.85	7645.35	791.17
69	1.03	0.09	45.25	1.06	74.70	121.00	7533.50	791.08
68	1.25	0.11	54.98	1.29	70.71	126.98	7412.50	791.00
67	1.42	0.13	62.28	1.52	67.58	131.68	7285.52	790.92
66	1.57	0.14	69.22	1.73	64.84	135.79	7153.85	790.83
65	1.71	0.16	75.11	1.95	62.39	139.46	7018.08	790.75
64	1.83	0.18	80.45	2.18	60.17	142.80	6878.60	790.67
63	1.94	0.20	85.26	2.41	58.15	145.82	6735.80	790.58
62	2.04	0.22	89.80	2.62	56.25	148.67	6589.96	790.50
61	2.13	0.23	93.93	2.82	54.52	151.27	6441.31	790.42
60	2.22	0.25	97.87	3.01	52.87	153.74	6290.04	790.33
59	2.31	0.27	101.50	3.19	51.34	156.03	6136.30	790.25
58	2.38	0.28	104.93	3.36	49.90	158.19	5980.27	790.17
57	2.46	0.29	108.20	3.53	48.53	160.26	5822.08	790.08
56	2.53	0.31	111.24	3.69	47.25	162.18	5661.82	790.00
55	2.59	0.32	114.12	3.85	46.03	164.01	5499.64	789.92
54	2.66	0.33	116.75	4.01	44.87	165.75	5334.84	789.83
53	2.72	0.35	119.46	4.16	43.77	167.40	5169.89	789.75
52	2.77	0.36	121.94	4.32	42.72	168.97	5002.50	789.67
51	2.82	0.37	124.28	4.47	41.72	170.47	4833.52	789.58
50	2.86	0.38	126.54	4.61	40.77	171.90	4663.05	789.50
49	2.92	0.40	128.66	4.75	39.85	173.27	4491.15	789.42
48	2.97	0.41	130.68	4.89	38.99	174.56	4317.89	789.33
47	3.01	0.42	132.56	5.02	38.19	175.76	4143.33	789.25
46	3.05	0.42	134.34	5.16	37.42	176.92	3967.56	789.17
45	3.09	0.44	136.15	5.28	36.65	178.05	3790.65	789.08
44	3.13	0.45	137.74	5.41	35.96	179.11	3612.57	789.00
43	3.17	0.46	139.29	5.53	35.29	180.11	3433.46	788.92
42	3.20	0.47	140.78	5.65	34.65	181.07	3253.35	788.83
41	3.23	0.48	142.17	5.76	34.05	181.98	3072.27	788.75
40	3.26	0.49	143.50	5.87	33.47	182.84	2890.30	788.67
39	3.29	0.50	144.77	5.98	32.92	183.67	2707.45	788.58
38	3.32	0.51	146.09	6.08	32.39	184.46	2523.79	788.50
37	3.34	0.51	147.14	6.17	31.89	185.21	2339.33	788.42
36	3.37	0.52	148.22	6.27	31.42	185.91	2154.12	788.33
35	3.39	0.53	149.27	6.35	30.97	186.59	1968.21	788.25
34	3.41	0.54	150.24	6.44	30.55	187.23	1781.61	788.17
33	3.44	0.54	151.23	6.52	30.12	187.87	1594.39	788.08
32	3.46	0.55	152.14	6.59	29.73	188.46	1406.52	788.00
31	3.48	0.56	153.06	6.66	29.33	189.05	1218.06	787.92
30	3.51	0.56	154.22	6.74	28.94	189.64	1029.01	787.83
29	3.53	0.56	155.22	6.81	28.54	190.24	839.77	787.75
28	3.55	0.57	156.15	6.88	28.14	190.84	650.52	787.67
27	3.57	0.57	157.02	6.95	27.74	191.44	461.27	787.58
26	3.59	0.58	157.84	7.02	27.34	192.04	272.02	787.50
25	3.61	0.58	158.61	7.09	26.94	192.64	82.77	787.42
24	3.63	0.59	159.34	7.16	26.54	193.24	-16.48	787.33
23	3.65	0.59	160.02	7.23	26.14	193.84	-35.73	787.25
22	3.67	0.60	160.66	7.30	25.74	194.44	-55.00	787.17
21	3.69	0.60	161.26	7.37	25.34	195.04	-74.25	787.08
20	3.71	0.61	161.82	7.44	24.94	195.64	-93.50	787.00
19	3.73	0.61	162.35	7.51	24.54	196.24	-112.75	786.92
18	3.75	0.62	162.85	7.58	24.14	196.84	-132.00	786.83
17	3.77	0.62	163.32	7.65	23.74	197.44	-151.25	786.75
16	3.79	0.63	163.76	7.72	23.34	198.04	-170.50	786.67
15	3.81	0.63	164.17	7.79	22.94	198.64	-189.75	786.58
14	3.83	0.64	164.55	7.86	22.54	199.24	-209.00	786.50
13	3.85	0.64	164.90	7.93	22.14	199.84	-228.25	786.42
12	3.87	0.65	165.22	8.00	21.74	200.44	-247.50	786.33
11	3.89	0.65	165.51	8.07	21.34	201.04	-266.75	786.25
10	3.91	0.66	165.78	8.14	20.94	201.64	-286.00	786.17
9	3.93	0.66	166.02	8.21	20.54	202.24	-305.25	786.08
8	3.95	0.67	166.23	8.28	20.14	202.84	-324.50	786.00
7	3.97	0.67	166.41	8.35	19.74	203.44	-343.75	785.92
6	3.99	0.68	166.56	8.42	19.34	204.04	-363.00	785.83
5	4.01	0.68	166.68	8.49	18.94	204.64	-382.25	785.75
4	4.03	0.69	166.77	8.56	18.54	205.24	-401.50	785.67
3	4.05	0.69	166.83	8.63	18.14	205.84	-420.75	785.58
2	4.07	0.70	166.87	8.70	17.74	206.44	-440.00	785.50
1	4.09	0.70	166.88	8.77	17.34	207.04	-459.25	785.42

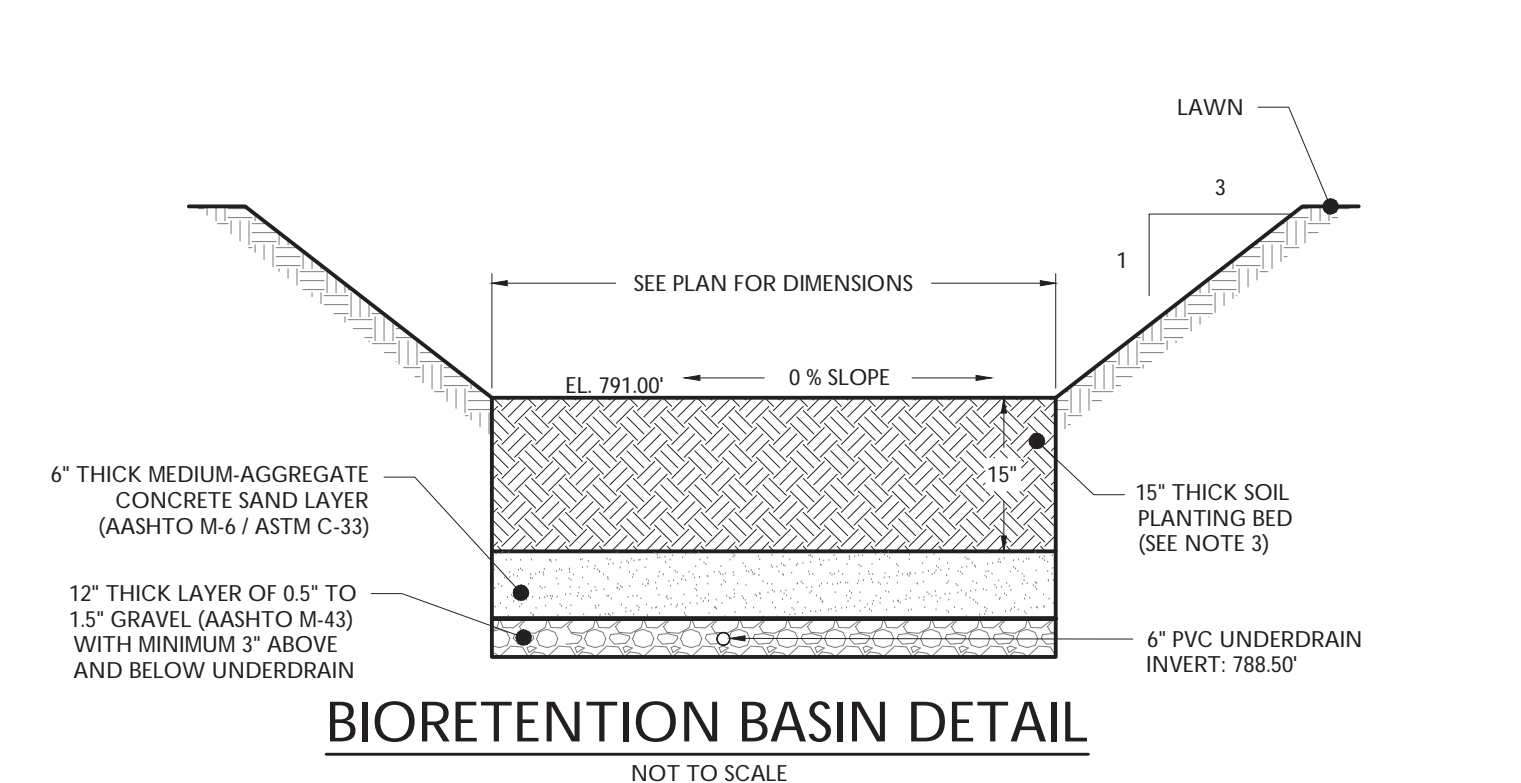
ADS STAGE STORAGE TABLE

STORMWATER SYSTEM DESIGN (10-YEAR STORM)

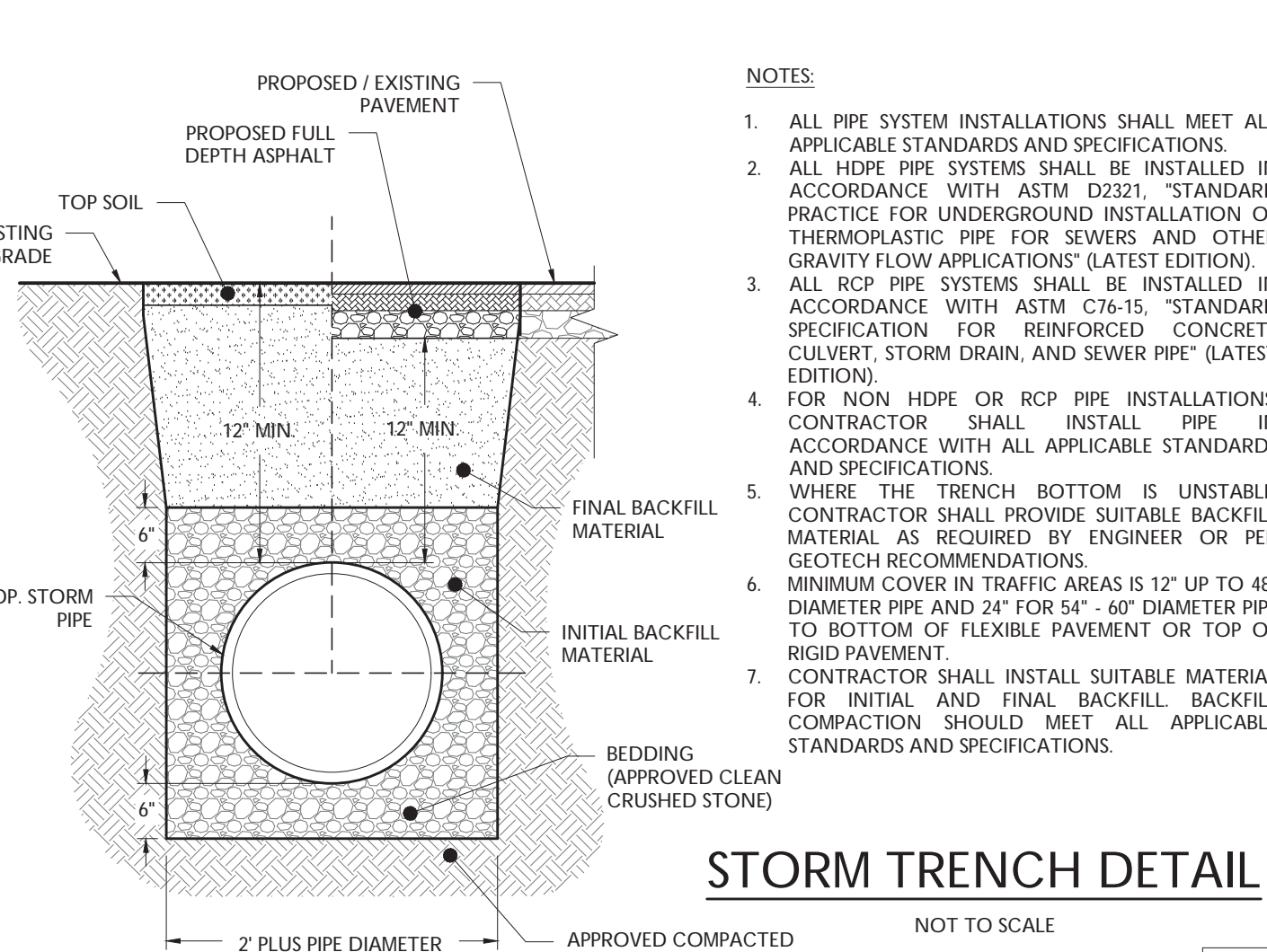
Line #	Line ID	Rim Elevation Downstream (FT)	Rim Elevation Upstream (FT)	Invert Downstream (FT)	Invert Upstream (FT)	Pipe Size (IN)	Pipe Length (FT)	Pipe Slope (%)	Flow Rate (CFS)	Pipe Capacity (CFS)	Velocity Downstream (FPS)	HGL Downstream (FT)	HGL Upstream (FT)	Drainage Area (AC)	Runoff Coefficient	Time of Concentration (MIN)	Rainfall Intensity (IN/HR)
1	EX-1 TO OS-1	783.50	794.50	779.00	787.00	12	98	8.16	0.22	10.18	0.28	780.00	787.19	0.00	0.00	15.00	4.02
2	D-200 TO OS-2	796.90	793.00	788.26	788.50	12	24	1.00	1.80	3.56	2.29	789.26	789.29	0.72	0.62	15.00	4.02
3	D-101 TO D-102	795.90	797.00	789.73	792.91	12	106	3.00	1.91	6.17	2.44	790.73	793.50	0.09	0.65	15.30	4.02
4	D-102 TO D-103	797.00	800.00	793.01	794.72	12	57	3.00	1.69	6.17	4.44	793.50	795.27	0.33	0.82	15.10	4.02
5	D-103 TO CLEANOUT	800.00	801.45	796.05	796.49	6	22	2.00	0.61	0.79	4.46	796.38	796.89	0.16	0.95	15.00	4.02

* jLine contains hyd. jump

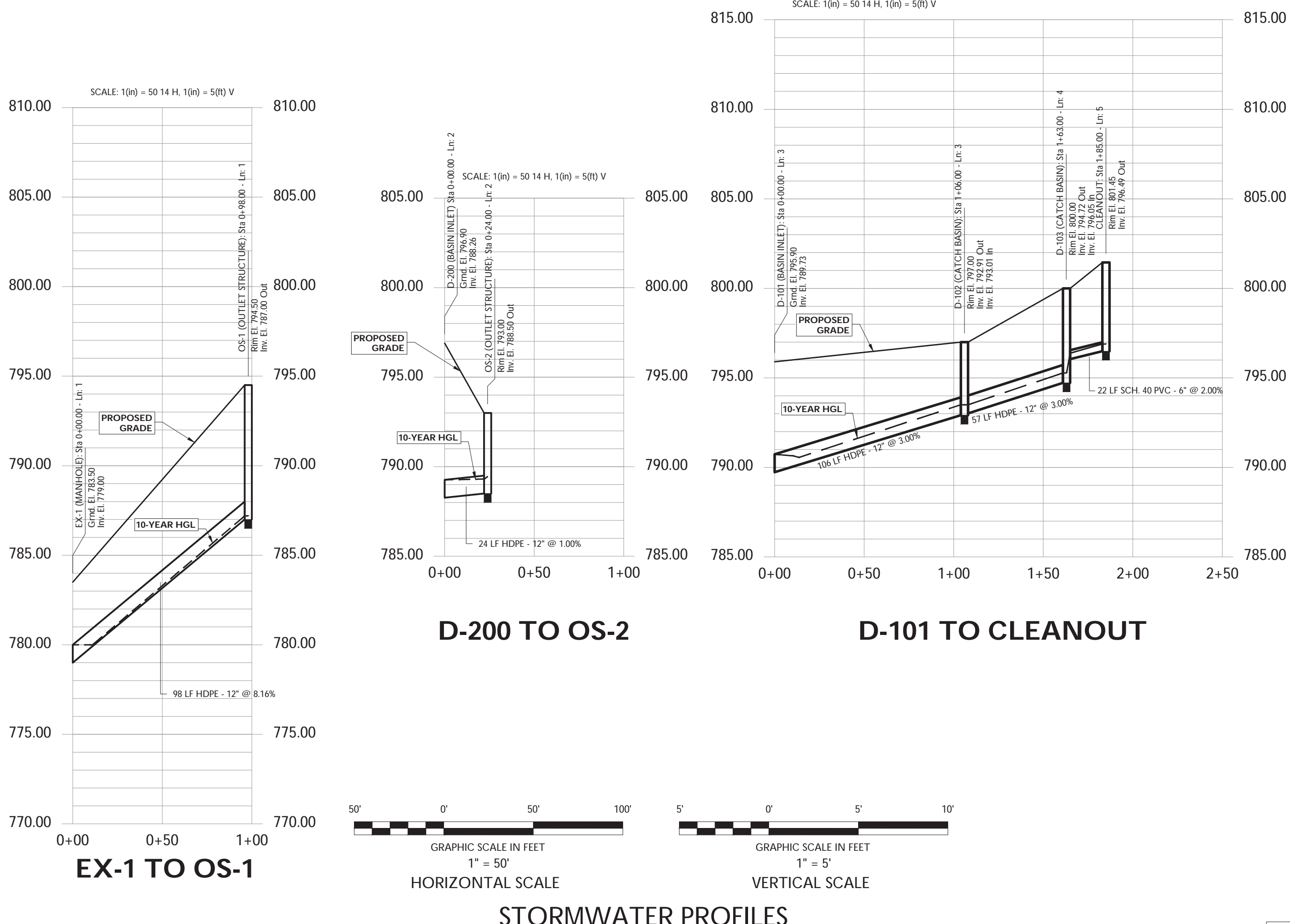
STORMWATER CONVEYANCE CALCULATIONS



- NOTES:
- BIORETENTION AREA CONSTRUCTION MUST NOT COMPACT SOILS BELOW SOIL BED BOTTOM.
 - THE PLANTING SOIL BED SHALL CONSIST OF THE FOLLOWING MIX: 85%-95% SANDS WITH 25% OF THE SANDS CLASSIFIED AS FINE OR VERY FINE, 15% SILT AND CLAY WITH 2% CLAY CONTENT. THE MIX SHALL BE AMENDED WITH 5% ORGANICS. pH LEVELS SHALL RANGE FROM 5.5 TO 6.5. THE SOIL MIX MUST BE CERTIFIED BY EITHER THE VENDOR OR A LICENSED PROFESSIONAL ENGINEER DURING ONSITE MIXING.
 - THE PLANTING SOIL BED SHALL BE PLACED IN $12\text{\" to }18\text{\"}$ LIFTS.
 - REFER TO THE LANDSCAPING PLANS FOR BIORETENTION AREA PLANTINGS.



STORM TRENCH DETAIL
NOT TO SCALE



STORMWATER PROFILES
SCALE: 1" = 50' HORIZONTAL SCALE, 1" = 5' VERTICAL SCALE

REVISIONS

NO.	DATE	ISSUE	BY	DESCRIPTION
1	02/07/2024	ECM		SUBMISSION FOR PRE-APPLICATION MEETING
2	04/18/2024	EM / JF		SUBMISSION FOR PRE-APPLICATION MEETING
3	06/17/2024	EM		REVIS PER PLANNING DEPARTMENT REVIEW #1

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PROPOSED CAR WASH

WHITEWATER EXPRESS CAR WASH

PARCEL ID: K-11-06-304-004
2675 WASHTEWAW AVENUE (M-17)
CHARTER TOWNSHIP OF YPSILANTI
WASHTEWAW COUNTY, MICHIGAN

STATE OF MICHIGAN
JONATHAN R. COOKSEY
REGISTERED PROFESSIONAL ENGINEER
No. 68123

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: DET-230108.01

TITLE: CONSTRUCTION DETAILS

DRAWING: C-17

WASHTENAW COUNTY STORMWATER CALCULATIONS
(Based on Washtenaw County Stormwater Management Regulations)

Project: 2675 WASHTENAW AVENUE Designer: ECM Date: 05/30/24

W1. DETERMINING POST-DEVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS, AND RUNOFF COEFFICIENTS

RATIONAL METHOD VARIABLES (REQUIRED FOR FIRST FLUSH RUNOFF CALCULATIONS)

Cover Type (Post-Development)	Area (SF)	C-Value*	Weighted Value
Building / Roof	6,863	0.95	6,520
Pavement / Hardscape	30,753	0.95	29,215
Open Space	26,704	0.25	6,676
Woods (Good)	3,064	0.25	766
Subtotals	67,384		43,177

*C-values obtained from Washtenaw County Water Resources Commission

Composite C Value, C: 0.64

Site Area, A: 1.55 AC

NRCS VARIABLES (REQUIRED FOR BANKFULL & 100-YEAR RUNOFF CALCULATIONS)

Cover Type (Pre-Development)	Soil Type	Area (SF)	Curve Number (CN)	Weighted Value
Paved Parking Lots, Roofs, Driveways	A / D	59,349	98.0	5,816,202
Fully Developed Open Space (Good Condition)	A / D	4,354	60.0	261,240
Woods (Good)	A / D	3,681	55.0	202,455
Subtotals		67,384		6,279,897

Cover Type (Post-Development)	Soil Type	Area (SF)	Curve Number (CN)	Weighted Value
Paved Parking Lots, Roofs, Driveways	A / D	37,616	98.0	3,686,368
Fully Developed Open Space (Good Condition)	A / D	30,753	60.0	1,845,180
Woods (Good)	A / D	3,064	55.0	168,520
Total		71,433		5,699,068

*Curve Numbers obtained from Washtenaw County Water Resources Commission

Composite CN Value, CN: 93.20

Composite CN Value, CN: 79.80

W2. FIRST FLUSH RUNOFF CALCULATION (V_{ff})

V_{ff} = (1 IN) * (1 FT / 12 IN) * (43,560 SF) * A * C

Site Area, A: 1.55 AC

First Flush Runoff Volume, V_{ff}: 3,598 CF

W3. PRE-DEVELOPMENT BANKFULL RUNOFF CALCULATION (V_{bf-pre})

S = (1000 / CN) - 10

Q = (P - 0.2*S)² / (P + 0.8*S)

Rainfall Value (2 Year / 24 Hour Storm Event), P: 2.35 IN

Function of Watershed Soil & Conditions, S: 0.73

Runoff, Q: 1.66 IN

Total Site Area: 67,384 SF

V_{bf-pre} = Q * (1/12) * Area

Pre-Development Bankfull Volume, V_{bf-pre}: 9,296 CF

W4. PERVIOUS COVER POST-DEVELOPMENT BANKFULL RUNOFF CALCULATION (V_{bf-per-post})

S = (1000 / CN) - 10

Q = (P - 0.2*S)² / (P + 0.8*S)

Rainfall Value (2 Year / 24 Hour Storm Event), P: 2.35 IN

Function of Watershed Soil & Conditions, S: 6.79

Runoff, Q: 0.13 IN

Pervious Cover Area: 33,817 SF

V_{bf-per-post} = Q * (1/12) * Area

Pervious Cover Post Development Bankfull Volume, V_{bf-per-post}: 356 CF

W5. IMPERVIOUS COVER POST-DEVELOPMENT BANKFULL RUNOFF CALCULATION (V_{bf-imp-post})

S = (1000 / CN) - 10

Q = (P - 0.2*S)² / (P + 0.8*S)

Rainfall Value (2 Year / 24 Hour Storm Event), P: 2.35 IN

Function of Watershed Soil & Conditions, S: 0.20

Runoff, Q: 2.12 IN

Impervious Cover Area: 37,616 SF

V_{bf-imp-post} = Q * (1/12) * Area

Impervious Cover Post Development Bankfull Volume, V_{bf-imp-post}: 6,651 CF

W6. PERVIOUS COVER POST-DEVELOPMENT 100 YEAR STORM RUNOFF CALCULATION (V_{100-per-post})

S = (1000 / CN) - 10

Q_{100-per} = (P - 0.2*S)² / (P + 0.8*S)

Rainfall Value (100 Year Storm Event), P: 5.11 IN

Function of Watershed Soil & Conditions, S: 6.79 IN

Runoff, Q_{100-per}: 1.33 IN

Pervious Cover Area: 33,817 SF

V_{100-per-post} = Q * (1/12) * Area

Pervious Cover Post Development 100-Year Volume, V_{100-per-post}: 3,761 CF

W7. IMPERVIOUS COVER POST-DEVELOPMENT 100 YEAR STORM RUNOFF CALCULATION (V_{100-imp-post})

S = (1000 / CN) - 10

Q_{100-imp} = (P - 0.2*S)² / (P + 0.8*S)

Rainfall Value (100 Year Storm Event), P: 5.11 IN

Function of Watershed Soil & Conditions, S: 0.20 IN

Runoff, Q_{100-imp}: 4.87 IN

Impervious Cover Area: 37,616 SF

V_{100-imp-post} = Q * (1/12) * Area

Impervious Cover Post Development 100-Yr Vol, V_{100-imp-post}: 15,275 CF

W8. TIME OF CONCENTRATION FOR APPLICABLE FLOW TYPES (T_c hrs)

Flow Type	K	HEIGHT (H)	LENGTH (L)	SLOPE% (S * 100%)	S ^{0.45}	V _{avg} (S ^{0.45})	T _c = L / (V _{avg} * 60)
Sheet Flow	0.48	3	150	2.00	1.41	0.68	0.061
Sheet Flow	0.48	1.9	52	3.65	1.91	0.92	0.016
Pipe Channel	1.2	2.49	83	3.00	1.73	2.08	0.011
Pipe Channel	1.2	1.55	106	1.46	1.21	1.45	0.020
							T _c = 0.109

If T_c < 15 minutes use minimum T_c Below

Minimum T_c: 0.25 hrs = 15 min

W9. RUNOFF SUMMARY

First Flush Runoff Volume, V_{ff}: 3,598 CF

Pre-Development Bankfull Volume, V_{bf-pre}: 9,296 CF

Pervious Cover Post Development Bankfull Volume, V_{bf-per-post}: 356 CF

Impervious Cover Post Development Bankfull Volume, V_{bf-imp-post}: 6,651 CF

Total Bankfull Volume (V_{bf-post}): 7,006 CF

Pervious Cover Post Development 100-Year Storm Volume, V_{100-per-post}: 3,761 CF

Impervious Cover Post Development 100-Year Storm Volume, V_{100-imp-post}: 15,275 CF

Total 100 Year Volume (V₁₀₀): 19,036 CF

ONSITE INFILTRATION REQUIREMENTS

V_{inf-diff} = V_{bf-post} - V_{bf-pre}

Onsite Infiltration Requirement: Use the greater of Bankfull Volume Difference vs. First Flush Volume

*Basin to include additional 20% volume if required infiltration is not provided

Bankfull Volume Difference, V_{inf-diff}: (2,290) CF

Onsite Infiltration Requirement, V_{inf}: 3,598 CF

W10. DETENTION REQUIREMENTS

Q_p = 238.6 * T_c^{-0.82}

*Site Area Excluding "Self-Creeping" BMPs

Q₁₀₀ = Q_{100-per} + Q_{100-imp}

PF = (Q_p * Q₁₀₀ * Area) / 640

Δ = PF - (0.15 * Area)

V_{det} = (Δ / PF) * V₁₀₀

Peak of the Unit Hydrograph, Q_p: 26 CFS / IN-MI²

*Total Site Area: 1.55 AC

100 Year Storm Runoff, Q₁₀₀: 6.21 IN

Peak Flow, PF: 0.39 CFS

Δ: 0.16 CFS

Required Detention Volume, V_{det}: 7,669 CF

W11. STANDARD METHOD RUNOFF VOLUME CALCULATIONS

BIORETENTION BASIN (INFILTRATION BMP) VOLUME PROVIDED

Infiltration Bed Area	Elevation	Surface Area (SF)		Total Volume (CF)	Basin Height, H: 2.00 FT
		Surface	Soil		
1,662 SF	791.00	888	0	0	2.00 FT
2,00 FT	792.00	1,626	1,257	1,257	
30%	793.00	2,436	2,031	2,031	
Subsurface Storage Volume				997 CF	

Flow Type	Area (ft ²)	Storage Volume (ft ³)		Design Infiltration Rate (in / hr)	Infiltration Volume During Storm (ft ³)	Total Volume Reduction (ft ³)
		Surface	Soil			
Infiltration Basin	1,662	2,031	997	1.00	831	3,859

1. Infiltration Rate x 6 hrs x BMP Area x Unit Conversion = Infiltration Volume

Total Volume Reduction: 3,859 CF

Onsite Infiltration Requirement, V_{inf}: 3,598 CF

Runoff Volume Credit: 261 CF

W13. SUMMARY

A. STORMWATER MANAGEMENT SUMMARY

Minimum Onsite Infiltration Requirement, V_{inf}: 3,598 CF

Provided Infiltration Volume: 3,859 CF

% Minimum Required Infiltration Provided: 107%

Total Calculated Detention Volume, V_{DET}: 7,669 CF

Net Required Detention Volume, V_{det}: 3,810 CF

V_{det} - Designed / Provided Infiltration Volume

B. DETENTION VOLUME INCREASE WITHOUT INFILTRATION

% Required Infiltration NOT Provided: 0%

Net % Penalty (20% * % Required Infiltration NOT Provided): 0%

Total Required Detention Volume, including penalty: 3,810 CF

[(100% + %Net Penalty) * Net Required Detention Volume]

C. ON-SITE DETENTION VOLUME

Required Detention Volume: 3,810 CF

Site Area, A: 1.55 AC

First Flush Volume, V_{ff}: 3,598 CF

Bankfull Volume, V_{bf}: 7,006 CF

Bankfull Detained Volume: 3,408 CF

*Bankfull volume - infiltration volume

On-site Infiltration Requirement: 3,598 CF

100-YR Detention Volume: 3,810 CF

PROPOSED UNDERGROUND DETENTION BASIN	ELEVATION	VOLUME (CF)
	787.00	0
	787.50	559
	788.00	1,407
	788.50	2,524
	789.00	3,613
	789.50	4,663
	790.00	5,662
	790.50	6,590
	791.00	7,413
	791.50	8,044
	792.00	8,603
	792.50	9,163

Bankfull Detained Elevation = 788.59
100-YR Storm Elevation = 789.09

Basin volume obtained from ADS Stage Storage Table - See Sheet C-17

Total Detention Volume = 9,163 CF > 3,810 CF

W14. OUTLET DESIGN - 2 STAGE OUTLET

Q_{allow} = (0.15)(A)

Allowable Release Rate, Q_{allow}: 0.23 CFS

A. BANKFULL DISCHARGE

Q_{min-bf} = V_{inf} / T₁₀

Minimum Bank Full Release Rate, Q_{min-bf}: 0.0394 CFS

h_{min} = (K_{sf} - X_{sub})

Average Head, h_{min}: 1.59 FT

A_{bf} = Q_{min-bf} / [(2 * g * h_{min})]

A_{bf}: 0.0063 SF

Maximum #_{orif} = A_{bf} / A_{orif}

Maximum # Orifices: 1.15

** Orifice Size Proposed: 1.00 in (0.75" Minimum)

Proposed # Orifices: 1.00

Q_{act-bf} = 0.62 * #_{orif} * A_{orif} * √(2 * g * h_{min})

Proposed Bankfull Release Rate, Q_{act-bf}: 0.0343 CFS

T_{act-bf} = V_{bf} / Q_{act-bf}

Release Time, T_{act-bf}: 27.63 Hours

B. 100-YEAR STORM DISCHARGE

Q_{bf} = [0.62 * #_{orif} * A_{orif} * √(2 * g * (K₁₀₀ * h_{min}))]

Release Rate, Q_{bf}: 0.0343 CFS

Q_{max-100} = Q_{allow} - (Q_{bf})

Maximum 100-Year Release Rate, Q_{max}: 0.1978 CFS

A_{max-100} = Q_{max-100} / [0.62 * √(2 * g * (K₁₀₀ * h_{min}))]

Orifice Area, A_{max-100}: 0.06 SF

Maximum #_{orif} = A_{max-100} / A_{orif}

Maximum # Orifices: 1.15

** Orifice Size Proposed: 3.00 in (0.75" Minimum)

Proposed # Orifices: 1.00

Q_{act-100} = Q_{bf} + 0.62 * #_{orif} * A_{orif} * √(2 * g * (K₁₀₀ * h_{min}))

Proposed 100-Year Release Rate, Q_{act-100}: 0.21 CFS

h_{both-ave} = (K₁₀₀ * h_{min}) + (K_{bf} * h_{min})

Total Head, h_{both-ave}: 2.09 FT

Q_{both} = 0.62 * #_{orif} * A_{orif} * √(2 * g * h_{both-ave})

Both Release Rate, Q_{both}: 0.35 CFS

h_{100-ave} = (K₁₀₀ * h_{min})

100-Year Orifice Total Head, h_{100-ave}: 0.50 FT

Q_{100-ave} = 0.62 * #_{orif} * A_{orif} * √(2 * g * h_{100-ave})

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: VT414851, DATED FEBRUARY 16, 2023 AT 8:00 A.M. (LAST REVISED MARCH 30, 2023 12:44 P.M.)

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:
 LAND SITUATED IN THE TOWNSHIP OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
 LOT(S) 172 THROUGH 180, OF "FAIRVIEW HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7, PAGE(S) 12 OF PLATS, WASHTENAW COUNTY RECORDS, EXCEPT THE EAST 50 FEET OF LOT 175; AND EXCEPT THAT PART OF LOT 174 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 172; THENCE SOUTHEAST ALONG THE SOUTHWEST SIDE LINE OF LOTS 171 AND 170 TO THE NORTHEAST CORNER OF LOT 174; THENCE SOUTH ALONG THE EAST SIDE LINE OF LOT 174 TO THE SOUTHEAST CORNER OF LOT 174; THENCE WEST ALONG THE SOUTH LINE OF LOT 174 TO A POINT WHERE THE SOUTH-EAST SIDE LINE OF LOT 172 EXTENDED SOUTH-EAST WOULD INTERSECT THE SOUTH SIDE LINE OF LOT 174; THENCE NORTHERLY TO THE PLACE OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

12 — EASEMENTS, SETBACK LINES, AS SHOWN ON THE RECORDED PLAT, (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

GENERAL NOTES

1. THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND MICHIGAN 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 2023040601662-000

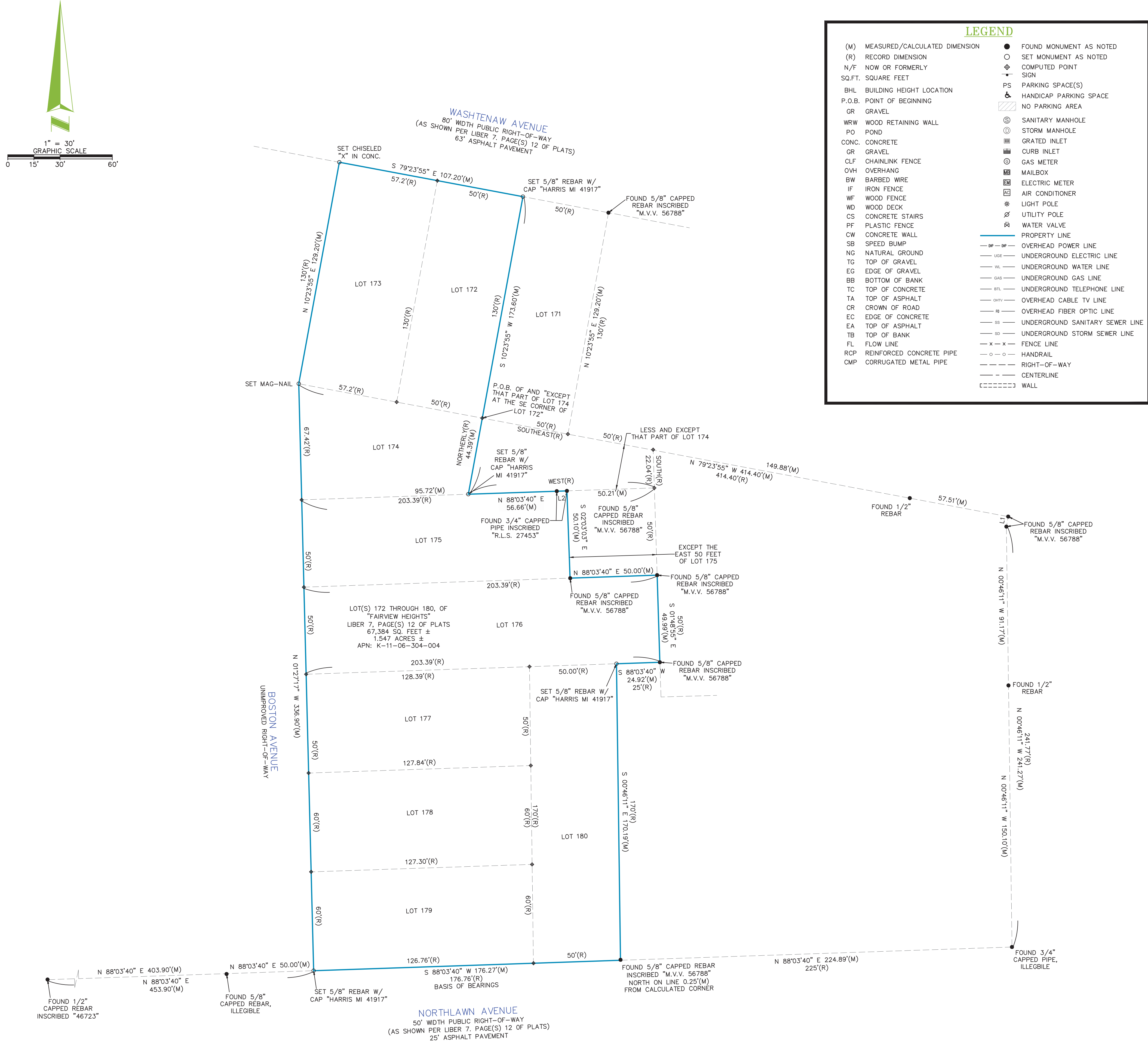
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 YPSILANTI COMMUNITY UTILITIES AUTHORITY POTABLE WATER (734) 323-1699
 YPSILANTI COMMUNITY UTILITIES AUTHORITY SANITARY SEWER (734) 323-1699

2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
 4. THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO WASHTENAW AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
 5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
 7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, OR OVERLAPS.
 8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
 10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WASHTENAW AVENUE AND BOSTON AVENUE, WHICH IS APPROXIMATELY 70' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
 12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
 13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING WITH ORIGINATING BENCHMARK, PID: AA5188, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' INTERVALS.
 PID: AA5188
 PUBLISHED ELEVATION: 845.67'
 MONUMENT DESCRIPTION: STEEL ROD IMBEDDED IN MONUMENT

SIGNIFICANT OBSERVATIONS

- ▲ FENCE APPEARS TO EXTEND BEYOND THE WEST PROPERTY LINE BY AS MUCH AS 17.3'.
- ▲ FENCE APPEARS TO EXTEND BEYOND THE EAST PROPERTY LINE BY AS MUCH AS 21'.
- ▲ PARKING STRIPES APPEARS TO EXTEND BEYOND THE WEST PROPERTY LINE BY AS MUCH AS 4.4'.

BOUNDARY DETAIL



LEGEND

(M) MEASURED/CALCULATED DIMENSION	● FOUND MONUMENT AS NOTED
(R) RECORD DIMENSION	○ SET MONUMENT AS NOTED
N/F NOW OR FORMERLY	◆ COMPUTED POINT
SQ.FT. SQUARE FEET	■ SIGN
BHL BUILDING HEIGHT LOCATION	PS PARKING SPACE(S)
P.O.B. POINT OF BEGINNING	♿ HANDICAP PARKING SPACE
GR GRAVEL	▨ NO PARKING AREA
WRW WOOD RETAINING WALL	⊙ SANITARY MANHOLE
PO POND	⊙ STORM MANHOLE
CONC. CONCRETE	▨ GRATED INLET
GR GRAVEL	▨ CURB INLET
CLF CHAINLINK FENCE	⊙ GAS METER
OVH OVERHANG	⊙ GAS METER
BW BARBED WIRE	✉ MAILBOX
IF IRON FENCE	⊙ ELECTRIC METER
WF WOOD FENCE	⊙ AIR CONDITIONER
WD WOOD DECK	★ LIGHT POLE
CS CONCRETE STAIRS	⊙ UTILITY POLE
PF PLASTIC FENCE	⊙ WATER VALVE
CW CONCRETE WALL	— PROPERTY LINE
SB SPEED BUMP	— OVERHEAD POWER LINE
NG NATURAL GROUND	— UNDERGROUND ELECTRIC LINE
TC TOP OF CONCRETE	— UNDERGROUND WATER LINE
TA TOP OF ASPHALT	— UNDERGROUND GAS LINE
CR CROWN OF ROAD	— UNDERGROUND TELEPHONE LINE
EA EDGE OF ASPHALT	— OVERHEAD CABLE TV LINE
EC TOP OF ASPHALT	— OVERHEAD FIBER OPTIC LINE
TB TOP OF BANK	— UNDERGROUND SANITARY SEWER LINE
FL FLOW LINE	— UNDERGROUND STORM SEWER LINE
RCP REINFORCED CONCRETE PIPE	— FENCE LINE
CMP CORRUGATED METAL PIPE	— HANDRAIL
	— RIGHT-OF-WAY
	— CENTERLINE
	— WALL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10°43'31" W	5.84'(M)
L2	S 88°03'40" W	5.84'(M)

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703
 SURVEY@BLEWINC.COM

VICINITY MAP
 NOT TO SCALE

SHEET 1 OF 3

LAND AREA
 67,384± SQUARE FEET
 1.547± ACRES

PARKING
 REGULAR= 73
 HANDICAP= 2
 TOTAL= 75

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 26161C0264E, WHICH BEARS AN EFFECTIVE DATE OF 04/03/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NORTHLAWN AVENUE, WHICH BEARS S 88°03'40" W PER GPS COORDINATE OBSERVATIONS.
 LATITUDE: 42°15'55.4708"
 LONGITUDE: -83°39'14.3503"
 CONVERGENCE ANGLE: 0°29'05.9997"

ALTA/NSPS LAND TITLE SURVEY
 AEI JOB #476480 - TASK 2
 PUTTERZ
 2675 WASHTENAW AVENUE
 WASHTENAW COUNTY YPSILANTI, MICHIGAN 48197



COORDINATED BY:
 AEI CONSULTANTS
 2500 CAMINO DIABLO
 WALNUT CREEK, CA, 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE
 TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 8, 9, 11B, 13, 14, 15, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/17/2023. DATE OF PLAT OR MAP: 04/24/2023.

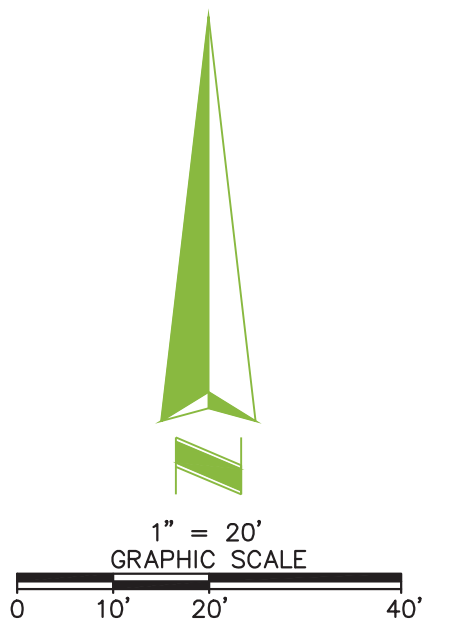
PRELIMINARY

RONALD R. HARRIS
 PROFESSIONAL LAND SURVEYOR NO.: 4001041917
 STATE OF MICHIGAN

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
			23-1796.01
			SCALE:
			1" = 30'
			DRAWN BY:
			AK
			APPROVED BY:
			LT

TEMPORARY BENCHMARK TABLE

- 81 SET CHISELED "X" IN CONCRETE
ELEVATION: 808.16'
NORTHING: 273922.86
EASTING: 13316364.27
- 82 SET MAG-NAIL
ELEVATION: 801.64'
NORTHING: 273795.81
EASTING: 13316340.93



INVERT TABLE

- 11 STORM SEWER MANHOLE
RIM ELEVATION: 783.59'
12" RCP INVERT NW: 778.4'
12" RCP INVERT NE: (UNABLE TO DETERMINE SOURCE)
RCP INVERT N: 770.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
RCP INVERT S: 769.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 12 STORM SEWER MANHOLE
RIM ELEVATION: 802.10'
18" RCP INVERT W: 796.3'
RCP INVERT N: 782.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
RCP INVERT S: 774.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 13 STORM SEWER MANHOLE
RIM ELEVATION: 805.98'
RCP INVERT N: 787.0' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
RCP INVERT S: 786.8' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 14 CURB INLET
RIM ELEVATION: 807.65'
SUMP ELEVATION: 805.7'
UNABLE TO LOCATE PIPES, FULL OF WATER & DEBRIS
- 15 GRATED INLET
RIM ELEVATION: 808.15'
10" CMP INVERT SE: 805.1'
24" RCP INVERT N: 804.2'
- 16 STORM SEWER MANHOLE
RIM ELEVATION: 808.21'
24" RCP INVERT S: 796.8'
8" CLAY PIPE INVERT E: 802.8'
24" RCP INVERT NE: 796.6'
24" RCP INVERT SE (UNABLE TO MEASURE DUE TO DEPTH)
- 17 CURB INLET
RIM ELEVATION: 808.89'
8" CLAY PIPE INVERT W: 803.6'
- 18 STORM SEWER MANHOLE
RIM ELEVATION: 808.48'
UNABLE TO OPEN DUE TO HIGH TRAFFIC
- 19 STORM SEWER MANHOLE
RIM ELEVATION: 808.60'
UNABLE TO OPEN DUE TO HIGH TRAFFIC
- 20 STORM SEWER MANHOLE
RIM ELEVATION: 812.55'
UNABLE TO OPEN DUE TO HIGH TRAFFIC
- 21 SANITARY SEWER MANHOLE
RIM ELEVATION: 783.94'
8" CAST IRON PIPE INVERT W: 776.2'
8" CAST IRON PIPE INVERT E: 776.1'
8" CAST IRON PIPE INVERT N: 775.6'
8" CAST IRON PIPE INVERT S: 775.5'
- 22 SANITARY SEWER MANHOLE
RIM ELEVATION: 796.41'
6" CAST IRON PIPE INVERT W: 776.7'
8" CAST IRON PIPE INVERT N: 776.7'
8" CAST IRON PIPE INVERT S: 776.7'
- 23 SANITARY SEWER MANHOLE
RIM ELEVATION: 802.34'
CAST IRON PIPE INVERT N: 787.6' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
CAST IRON PIPE INVERT S: 787.4' (UNABLE TO DETERMINE PIPE SIZE DUE TO DEPTH)
- 24 SANITARY SEWER MANHOLE
RIM ELEVATION: 808.29'
8" CAST IRON PIPE INVERT NE: 799.0'
6" CAST IRON PIPE INVERT E: 799.0'
SUMP ELEVATION: 798.9'
UNABLE TO LOCATE DISCHARGE PIPE, FULL OF SEWAGE
- 25 SANITARY SEWER MANHOLE
RIM ELEVATION: 812.13'
8" CAST IRON PIPE INVERT E: 801.7'
8" CAST IRON PIPE INVERT W: 801.6'

LEGEND

- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- SQ.FT. SQUARE FEET
- BHL BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- GR GRAVEL
- WRW WOOD RETAINING WALL
- PO POND
- CONC. CONCRETE
- GR GRAVEL
- CLF CHAINLINK FENCE
- OVH OVERHANG
- BW BARBED WIRE
- IF IRON FENCE
- WF WOOD FENCE
- WD WOOD DECK
- CS CONCRETE STAIRS
- PF PLASTIC FENCE
- CW CONCRETE WALL
- SB SPEED BUMP
- NG NATURAL GROUND
- TC TOP OF GRAVEL
- EG EDGE OF GRAVEL
- BB BOTTOM OF BANK
- TA TOP OF CONCRETE
- TA TOP OF ASPHALT
- CR CROWN OF ROAD
- EC EDGE OF CONCRETE
- EA TOP OF ASPHALT
- TB TOP OF BANK
- FL FLOW LINE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⚡ SIGN
- PS PARKING SPACE(S)
- ♿ HANDICAP PARKING SPACE
- ⊘ NO PARKING AREA
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ GRATED INLET
- ⊙ CURB INLET
- ⊙ GAS METER
- ⊙ MAILBOX
- ⊙ ELECTRIC METER
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- UNDERGROUND TELEPHONE LINE
- OVERHEAD CABLE TV LINE
- OVERHEAD FIBER OPTIC LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- FENCE LINE
- HANDRAIL
- RIGHT-OF-WAY
- CENTERLINE
- WALL



SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

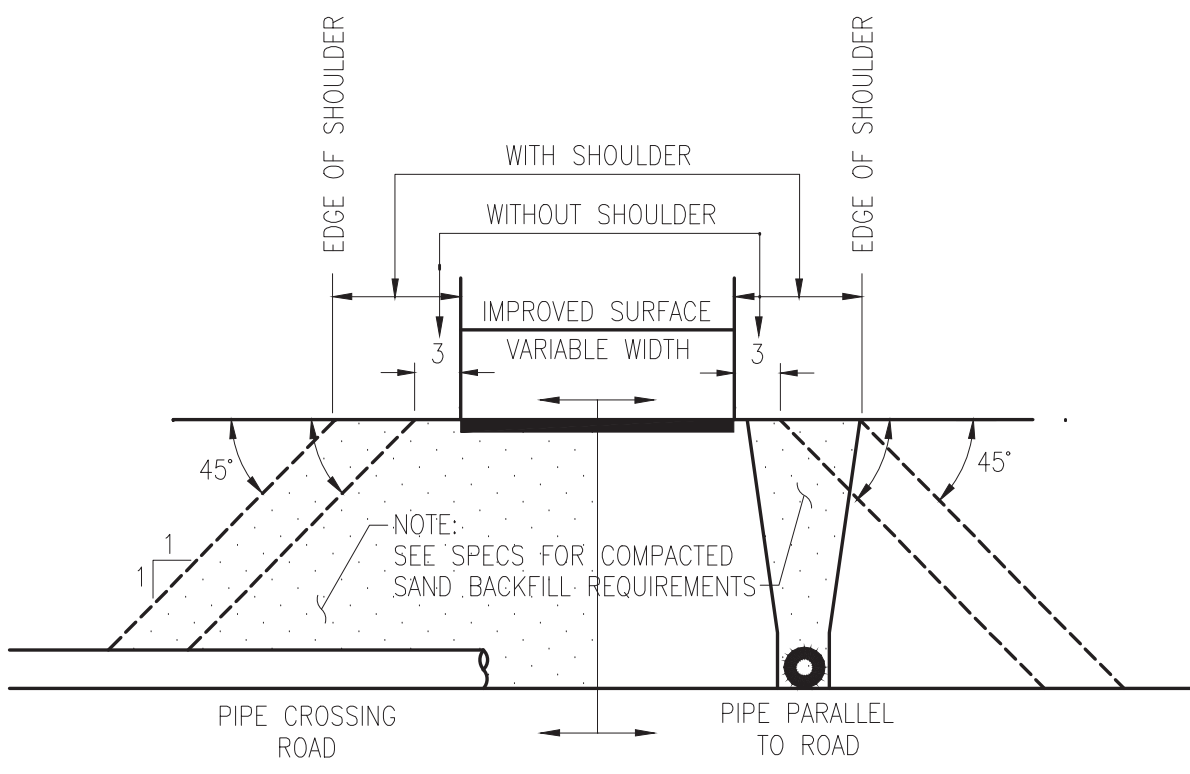
COORDINATED BY:
AEI Consultants
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #476480 - TASK 2
PUTTERZ
2675 WASHTENAW AVENUE
WASHTENAW COUNTY YPSILANTI, MICHIGAN 48197

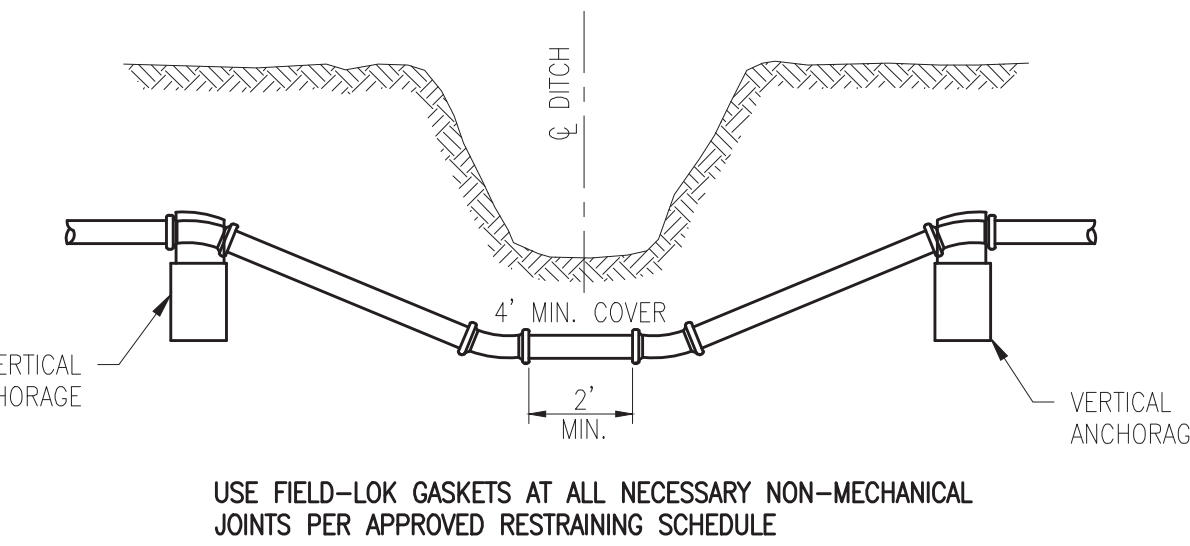
DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 23-1796.01
			SCALE: 1" = 20'
			DRAWN BY: AK
			APPROVED BY: LT



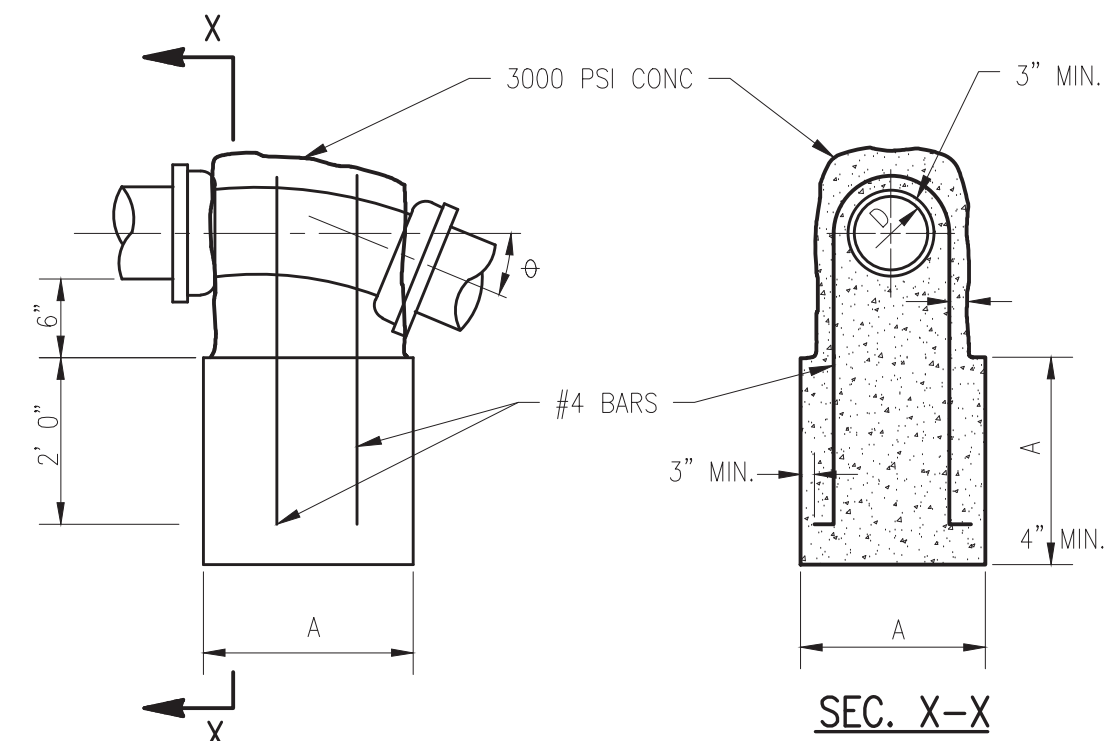
TRACER WIRE DETAILS



**BACKFILL IN THE AREA OF STREETS, ALLEYS
SIDEWALKS, DRIVES & PARKING LOTS**
NOT TO SCALE



STANDARD DITCH CROSSING
NOT TO SCALE



DETAIL OF VERTICAL ANCHORAGE
NOT TO SCALE

DIA. OF WATER MAIN	BEND	A	NUMBER OF BARS
6"	22 1/2°	2'-0"	2
	45°	3'-3"	2
8"	22 1/2°	3'-3"	2
	45°	4'-0"	3
12"	11 1/4°	3'-3"	2
	22 1/2°	4'-0"	3
16"	11 1/4°	3'-3"	2
	22 1/2°	4'-0"	3
20"	11 1/4°	4'-0"	2
	22 1/2°	5'-0"	3
24"	11 1/4°	4'-0"	2
	22 1/2°	5'-0"	3

PIPE RESTRAINT SCHEDULE

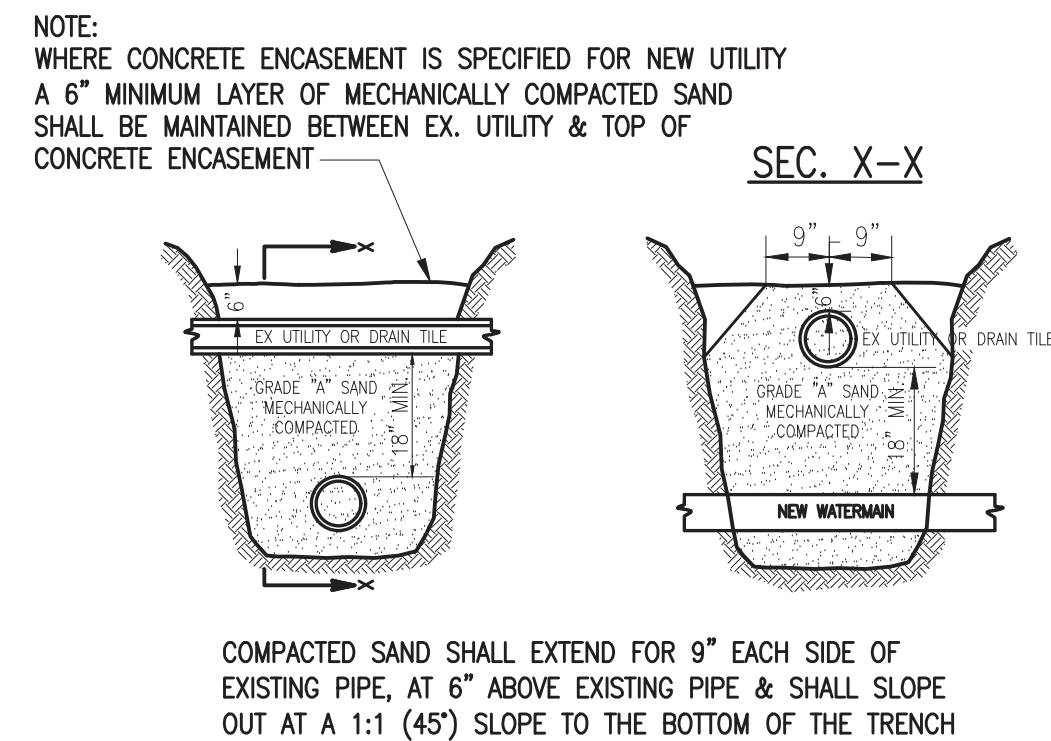
THE FOLLOWING TABLE IS A JOINT RESTRAINT SCHEDULE (DIPRA) FOR GROUND-BURIED DUCTILE IRON OR PVC PIPE. LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.

PIPE DIAMETER	TEES, 90° PLUGS	45° BENDS	22 1/2° BENDS	REDUCERS
6"	40	25	25	30
8"	55	25	25	30
12"	80	35	25	55
16"	100	40	25	60
24"	135	56	25	65

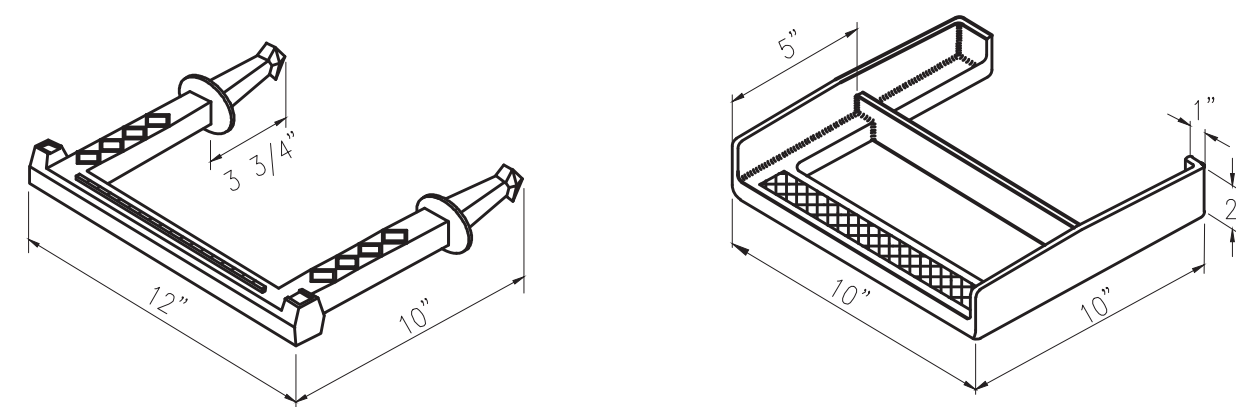
BASED UPON

INTERNAL PRESSURE: 180
PIPE DEPTH: 5
BEDDING CLASS: TYPE 4
SOIL TYPE: GOOD SAND
SAFETY FACTOR: 2

- IF PIPE DIAMETER IS NOT LISTED IN THIS TABLE, THE NEXT LARGEST PIPE SHALL BE USED. THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER).
- FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY. THE VALUES PROVIDED OF RESTRAINT LENGTH ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
- IF TIE RODS ARE USED, USE FOUR RODS MINIMUM AND ADD 1/8 INCH TO BAR DIAMETER AS CORROSION ALLOWANCE. SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.
- MANUFACTURER'S RESTRAINT SCHEDULE AND SPECIFIC SITE CONDITIONS MAY MODIFY THE ABOVE SCHEDULE. ANY ALTERNATIVE SCHEDULE SHALL BE SUBMITTED TO YCUA FOR APPROVAL.



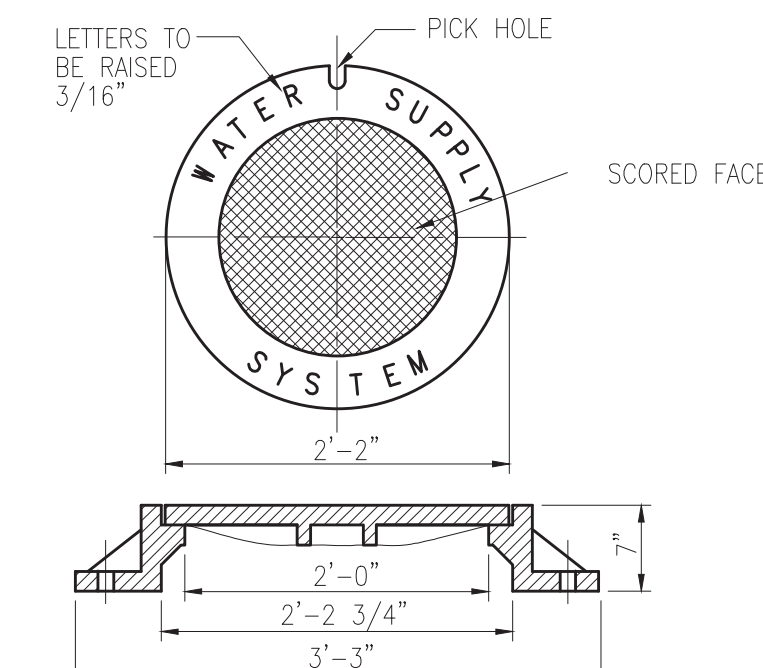
STANDARD PIPE SUPPORT
NOT TO SCALE



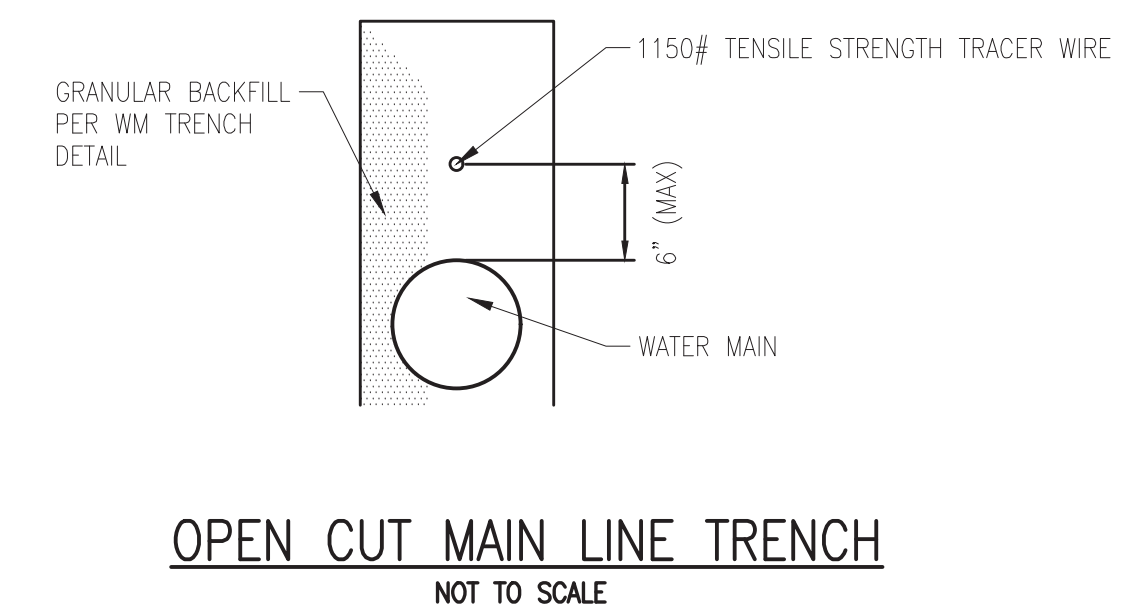
MANHOLE STEP
M.A. PSI-375
USE AS REQUIRED

STANDARD MANHOLE STEP
EJ 8500
USE AS REQUIRED

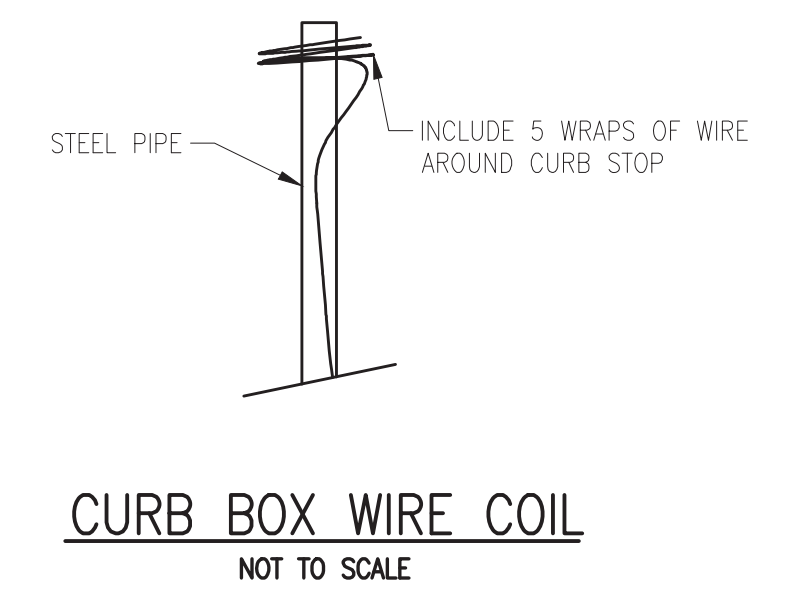
INSTALLED IN ECCENTRIC WELLS ONLY.
CONCENTRIC WELLS WILL NOT BE INSTALLED WITH STEPS.



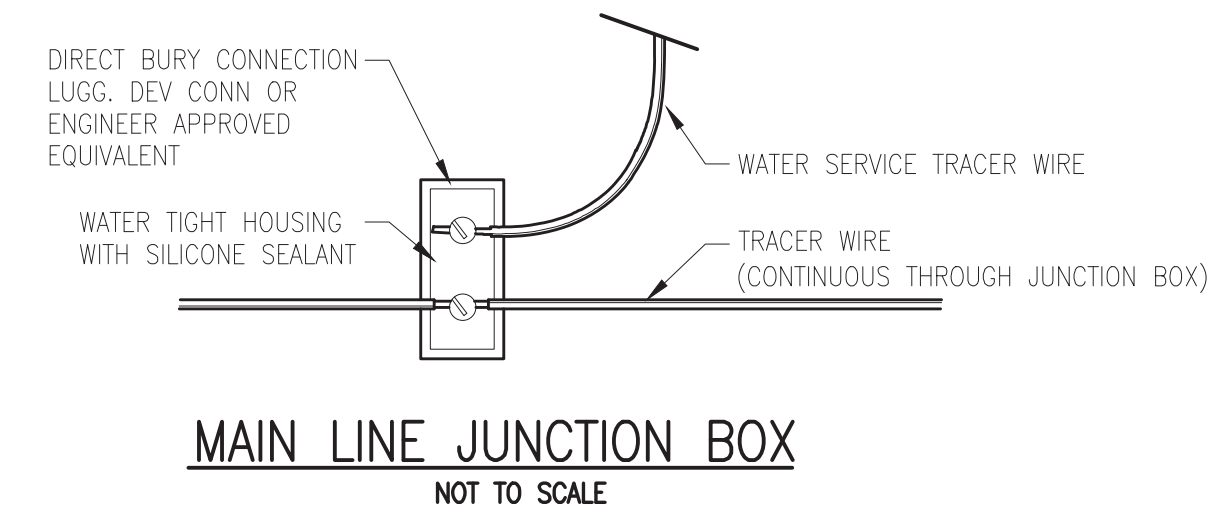
STANDARD FRAME & COVER
EJ #1040
USE AS REQUIRED



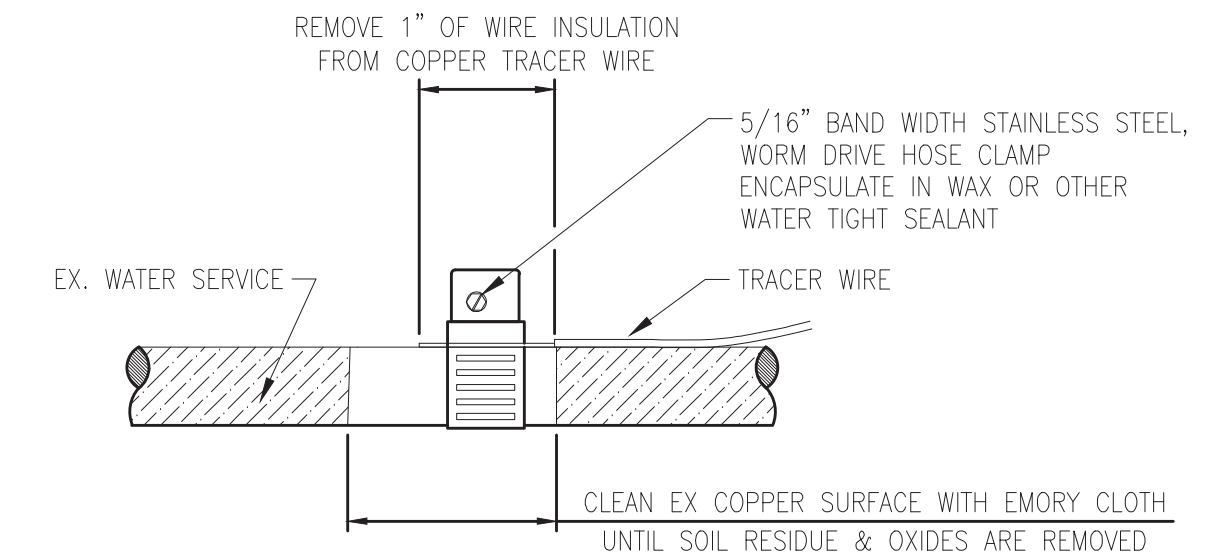
OPEN CUT MAIN LINE TRENCH
NOT TO SCALE



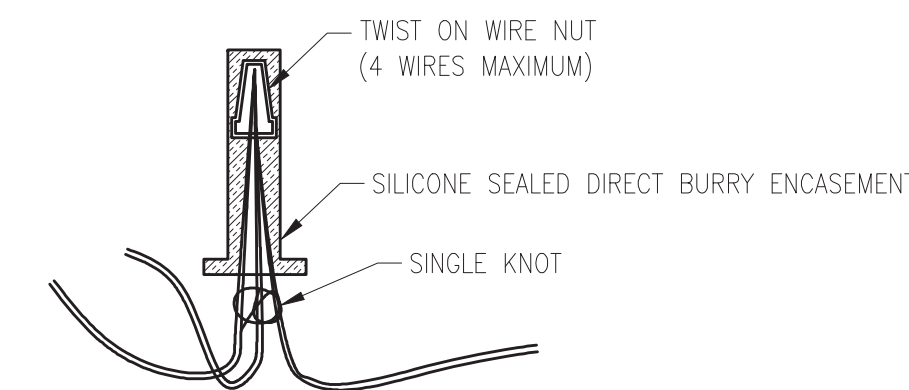
CURB BOX WIRE COIL
NOT TO SCALE



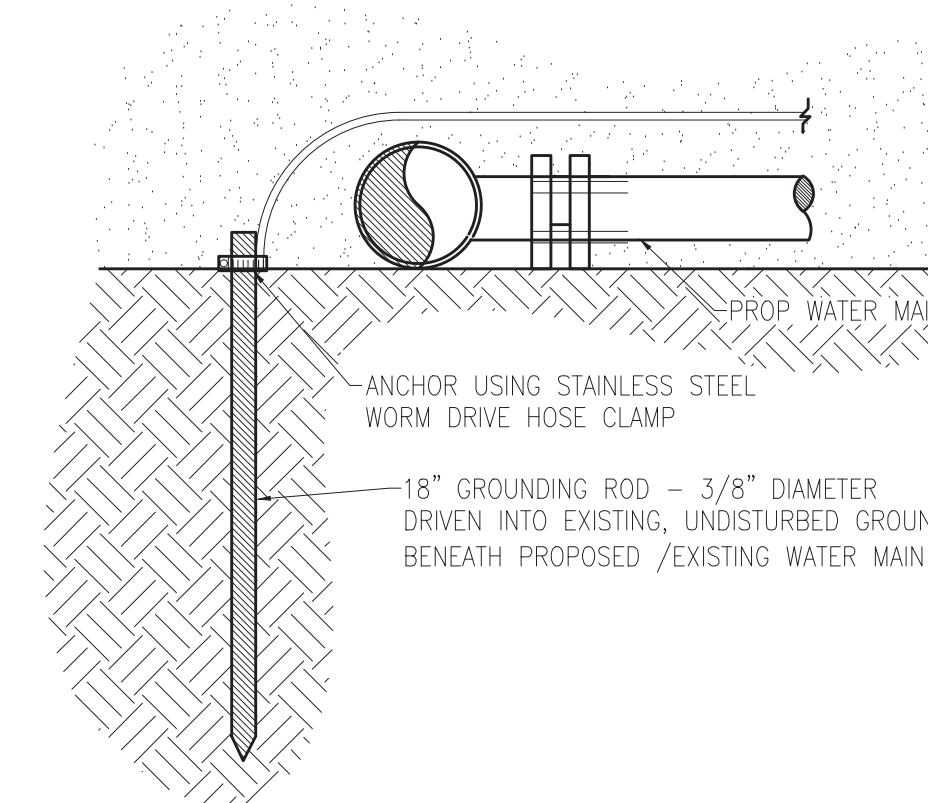
MAIN LINE JUNCTION BOX
NOT TO SCALE



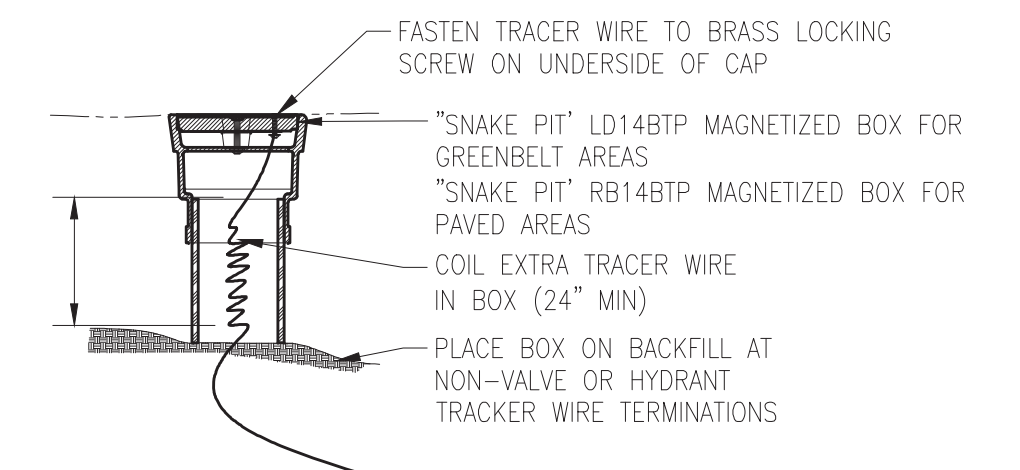
WATER SERVICE TERMINATION
NOT TO SCALE



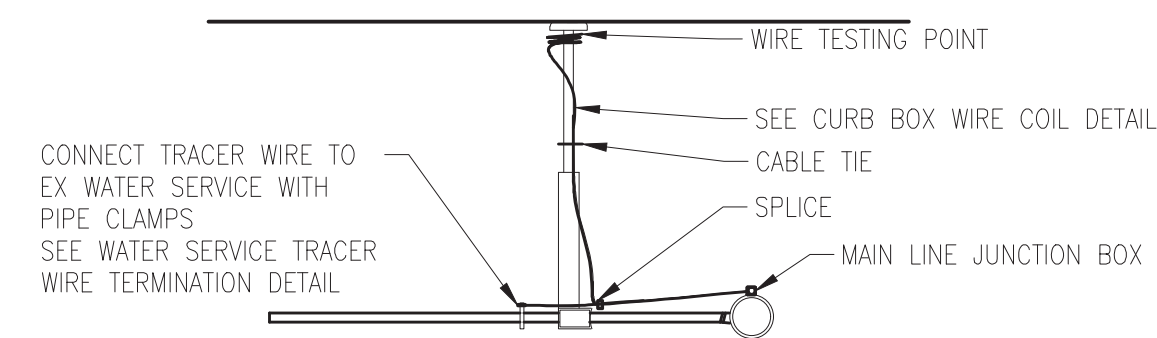
SPLICE CONNECTOR
NOT TO SCALE



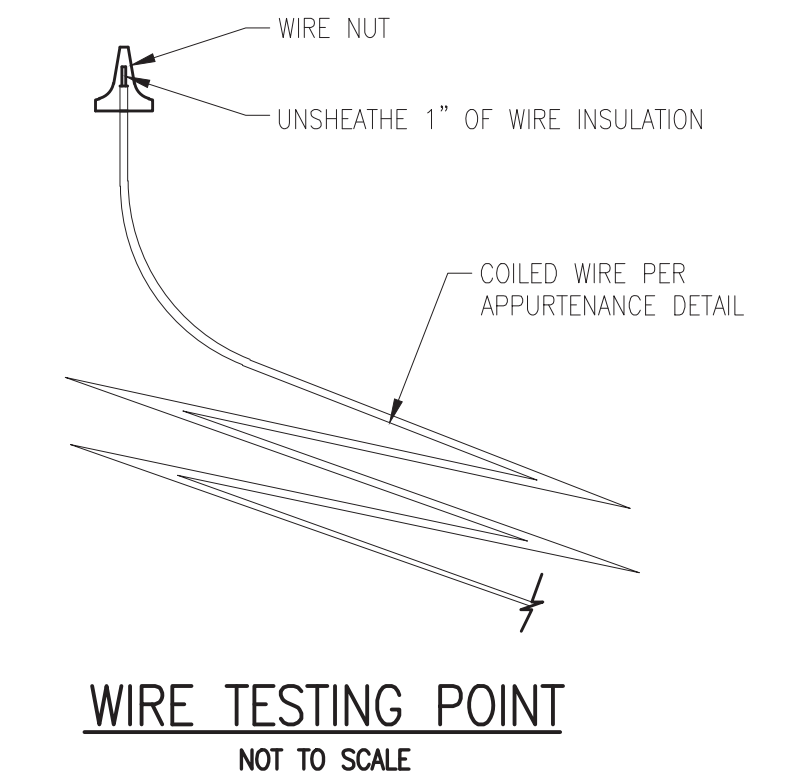
GROUNDING ROD TERMINATION
NOT TO SCALE



TRACER WIRE TEST POINT
NOT TO SCALE



CURB STOP CONNECTION
NOT TO SCALE



WIRE TESTING POINT
NOT TO SCALE



Know what's below.
Call before you dig.



REVISIONS

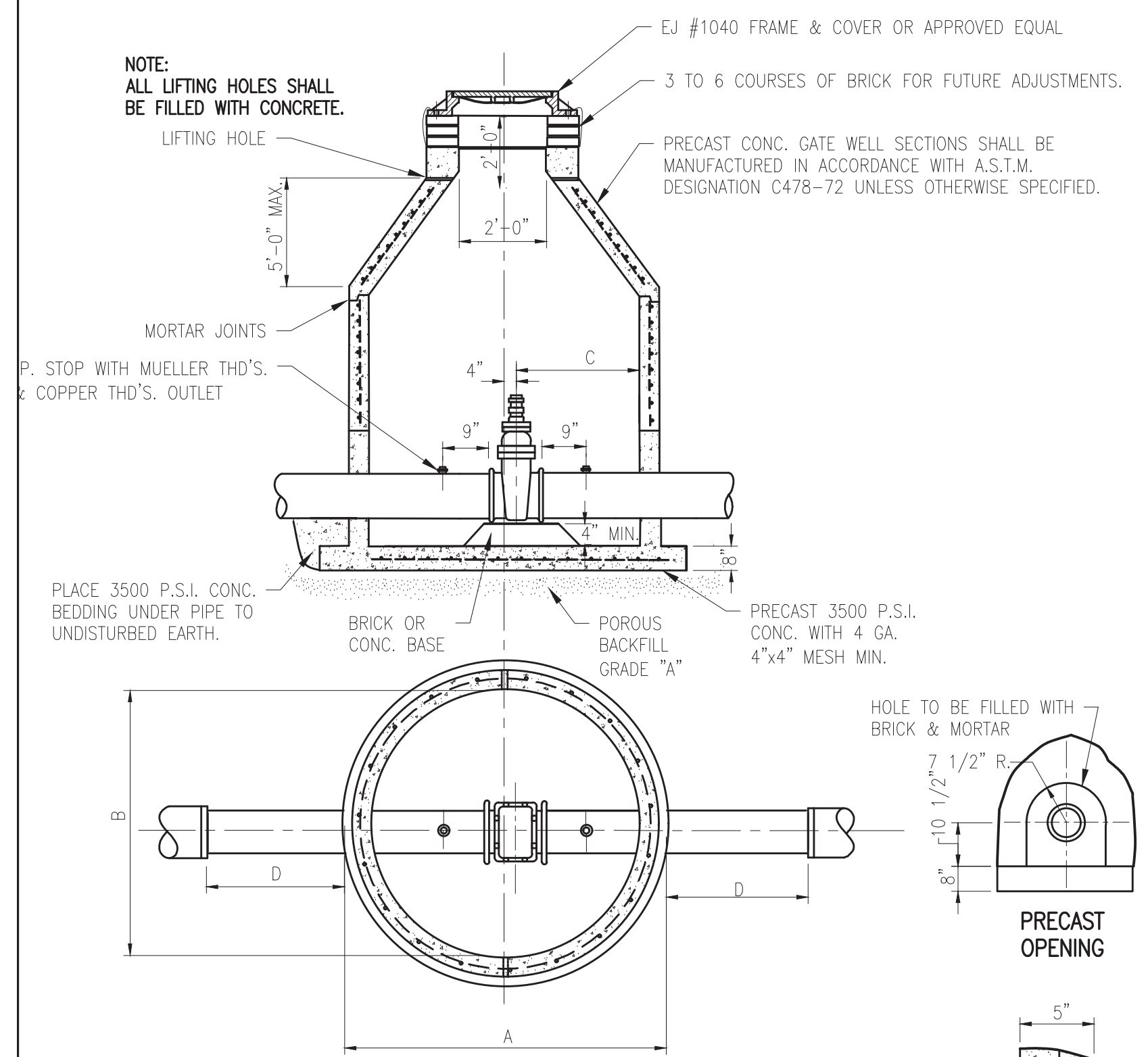
STANDARD WATER MAIN DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4800
FAX: (734) 544-7221
WWW.YCUA.ORG

YCUA
ENVIRONMENTAL LEADERS

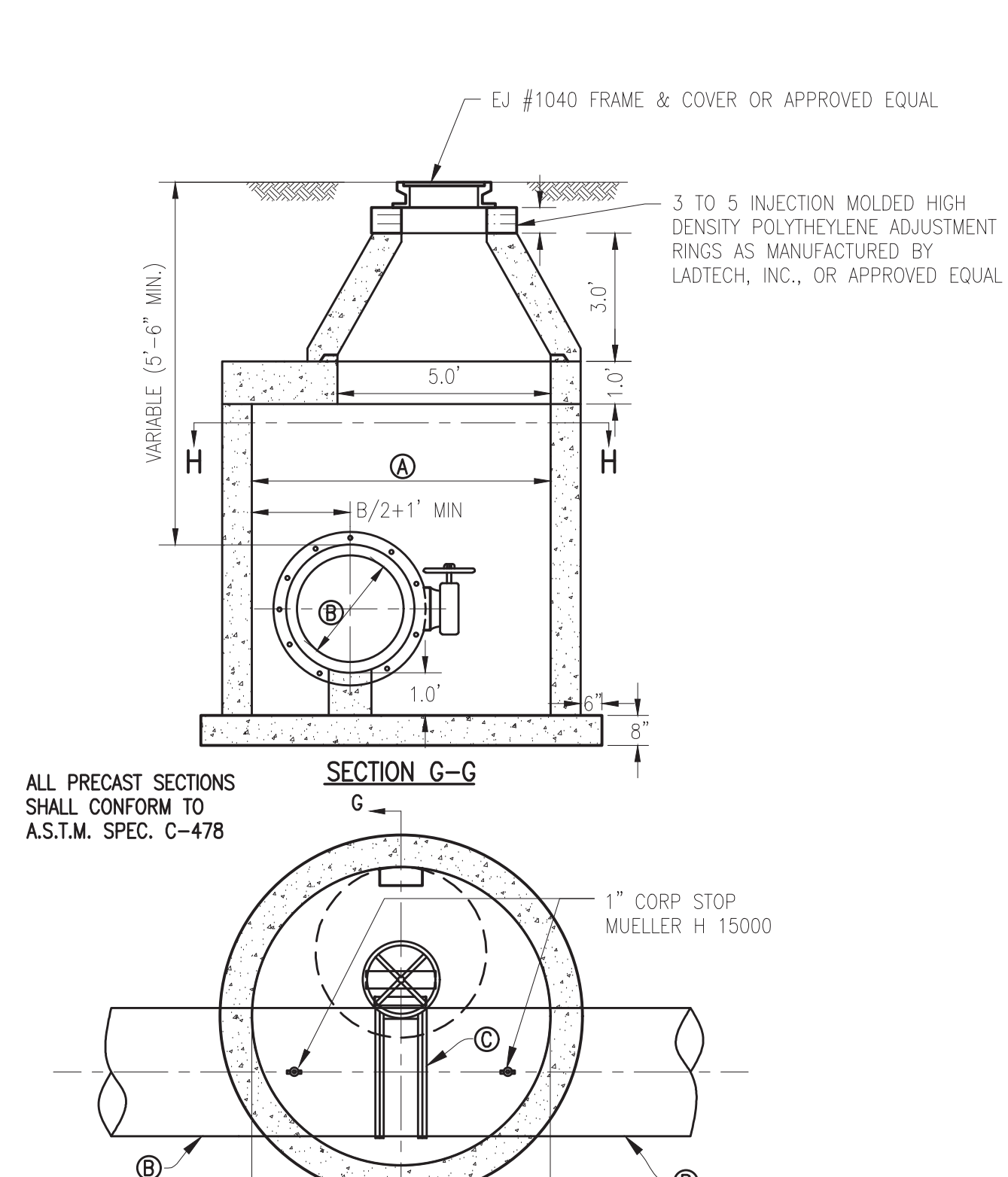
DATE	SCALE	SHEET
09/25/19	NO SCALE	

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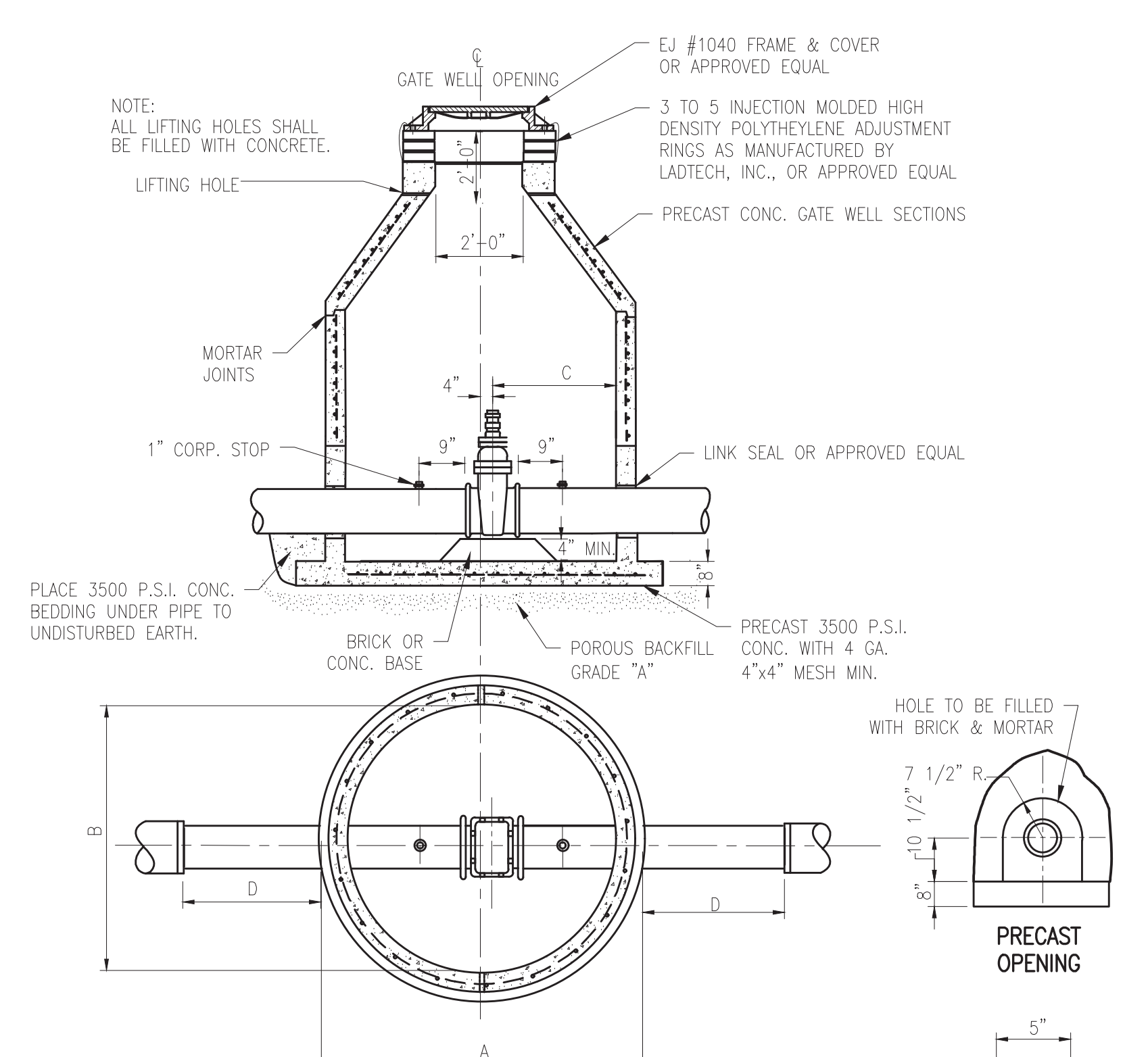
SIZE	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	—
12"	5'-6"	4'-6"	2'-5"	—
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN. * 13'-0" MAX.

STANDARD PRECAST GATE VALVE & WELL (CONCENTRIC)



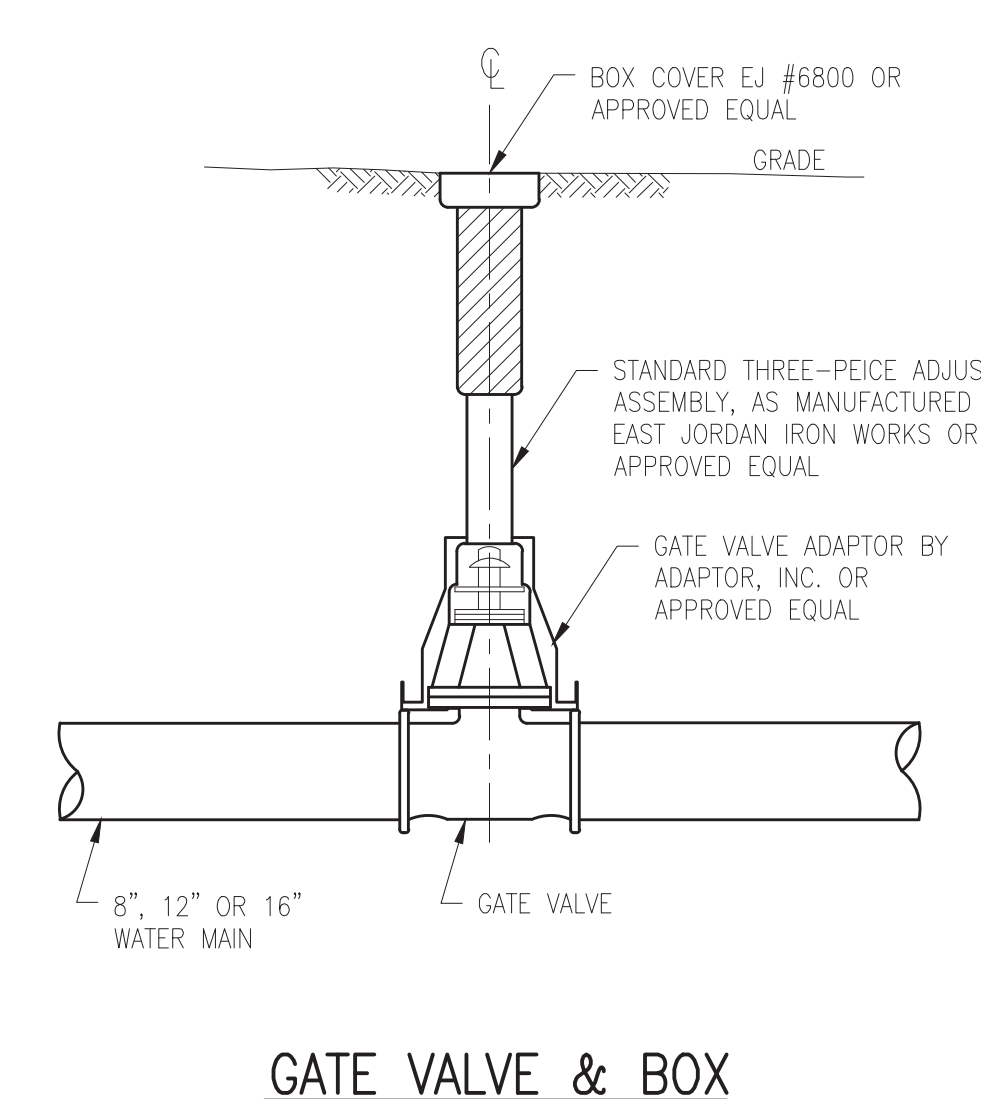
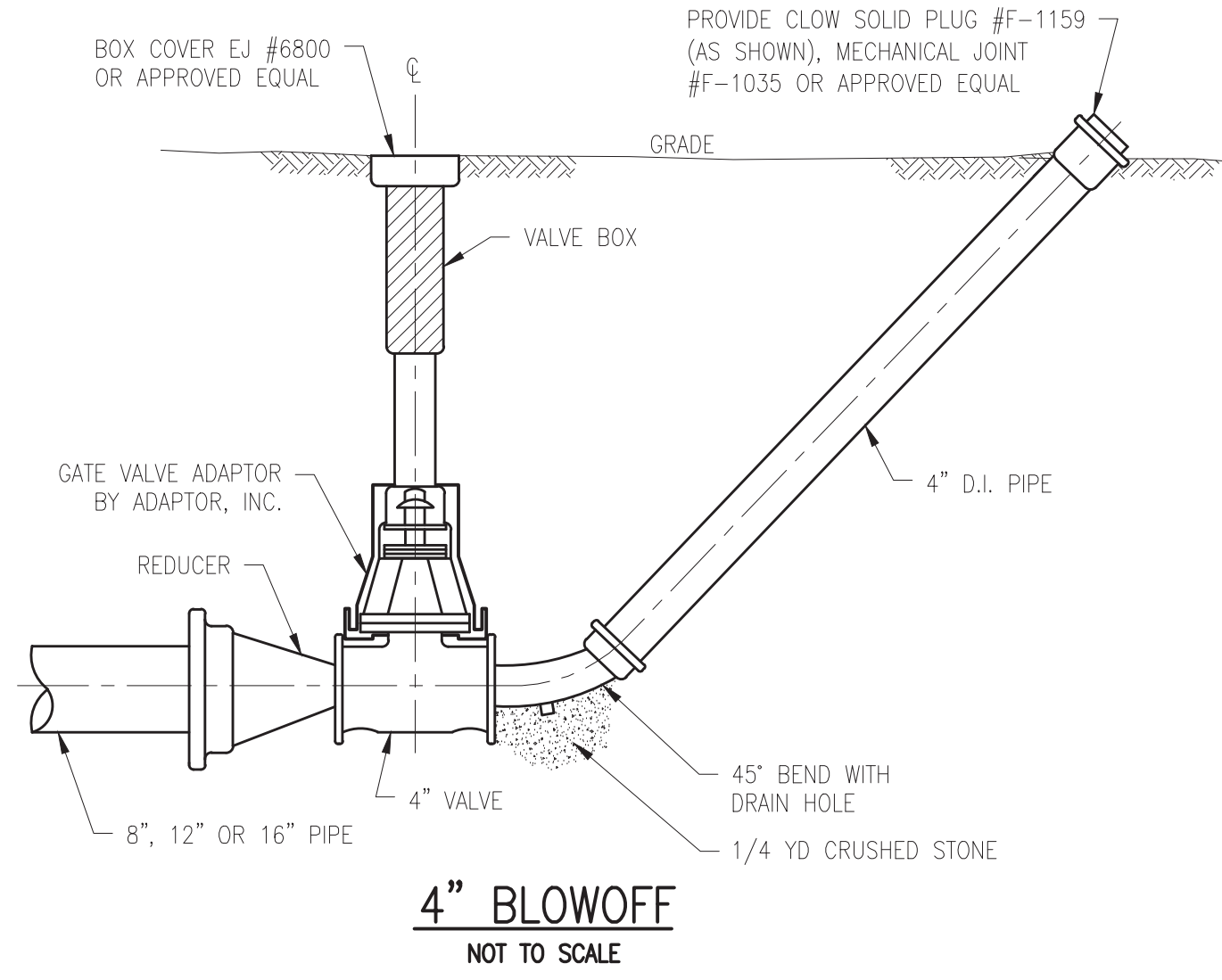
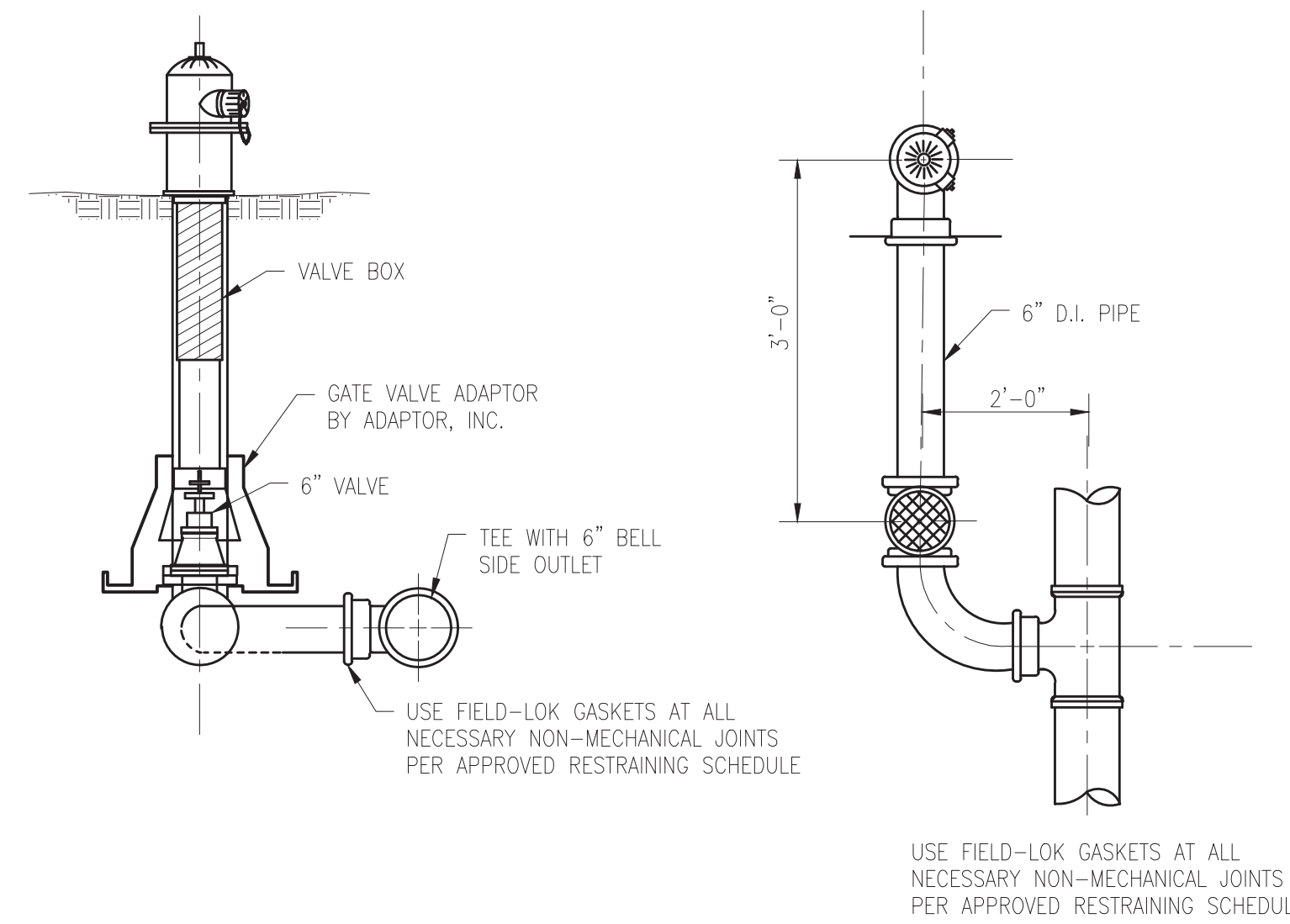
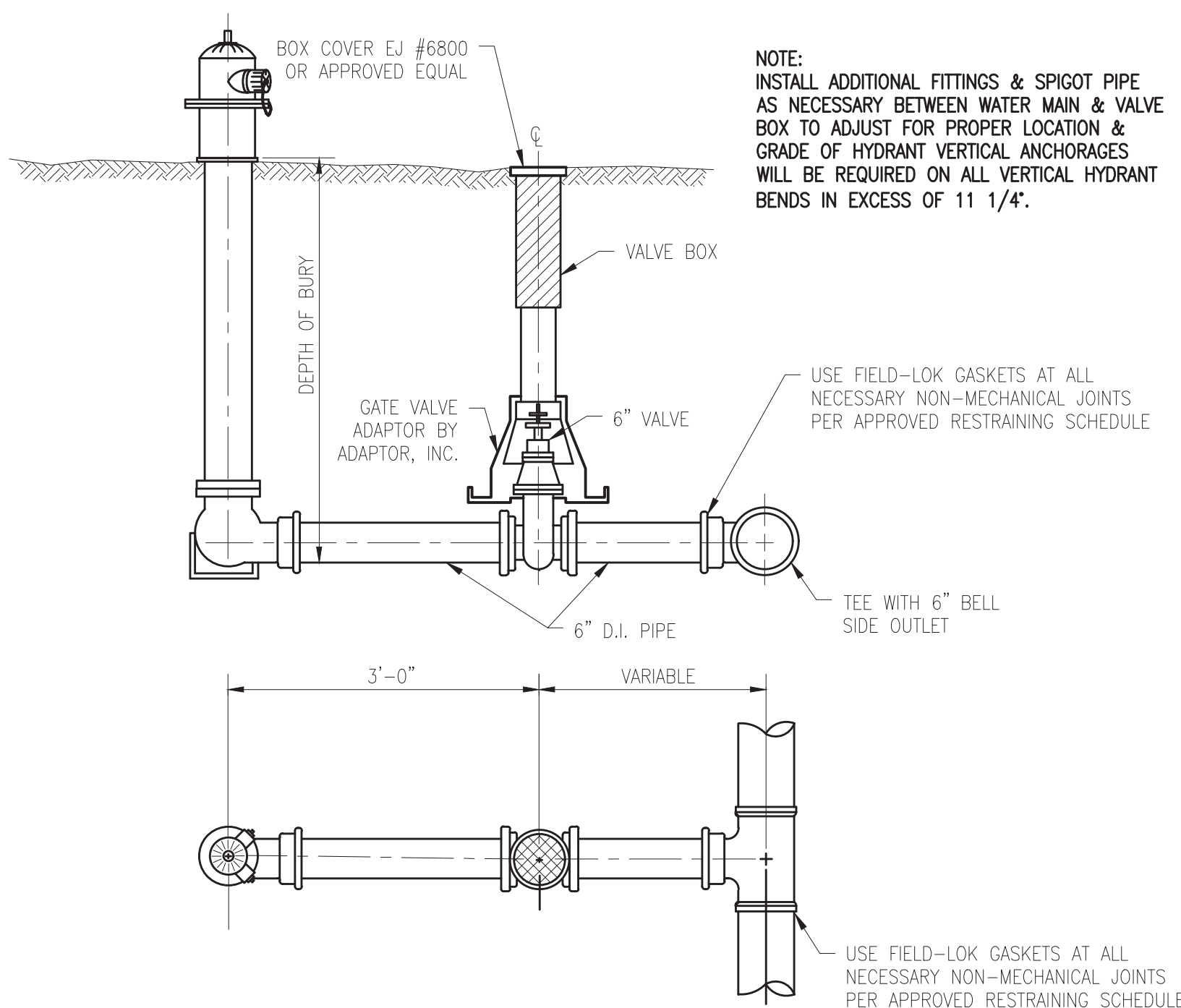
A	B
DIA WELL	DIA MAIN
7'-0"	20"
7'-0"	24"
8'-0"	30"
8'-0"	36"

TAPPING SLEEVE, VALVE & WELL (CONCENTRIC) NOT TO SCALE



WM	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	—
12"	5'-6"	4'-6"	2'-5"	—
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN. * 13'-0" MAX.

GATE VALVE & WELL (CONCENTRIC) NOT TO SCALE



Know what's below. Call before you dig.



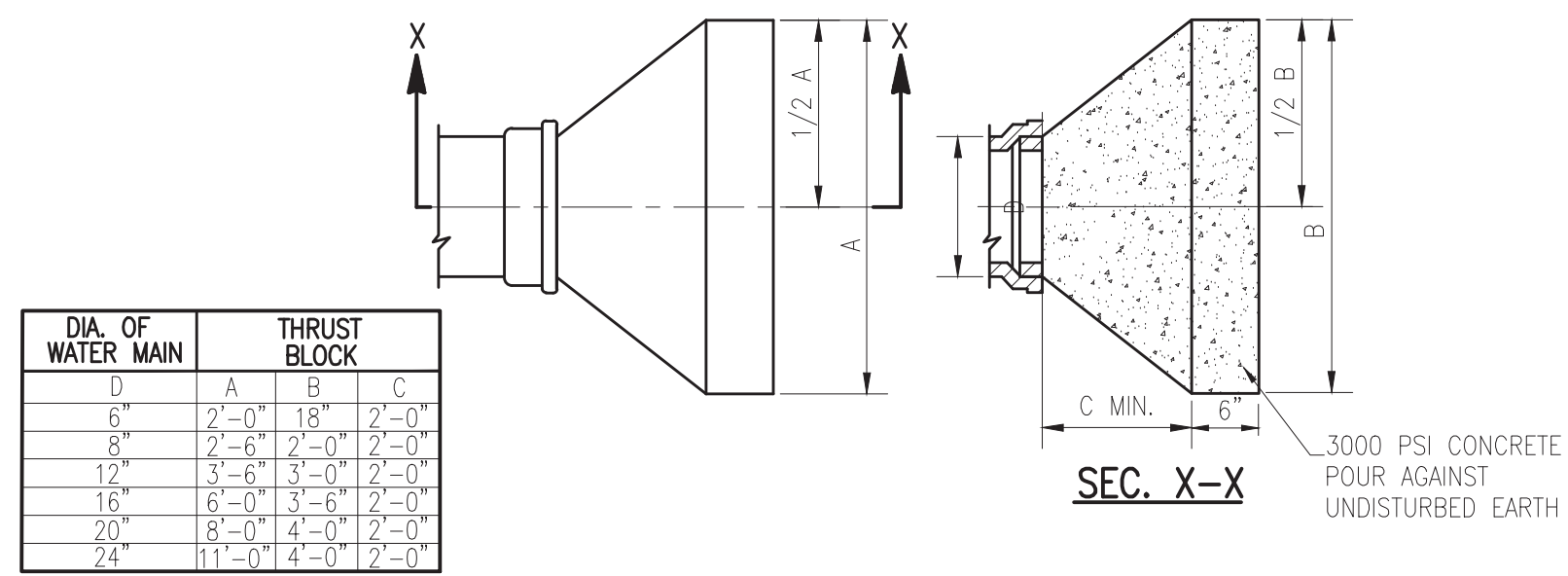
REVISIONS

STANDARD WATER MAIN DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY
 2777 STATE ROAD
 YPSILANTI, MICHIGAN 48198-9112
 (734) 484-4800
 ENVIRONMENTAL LEADERS
 WWW.YCAU.ORG

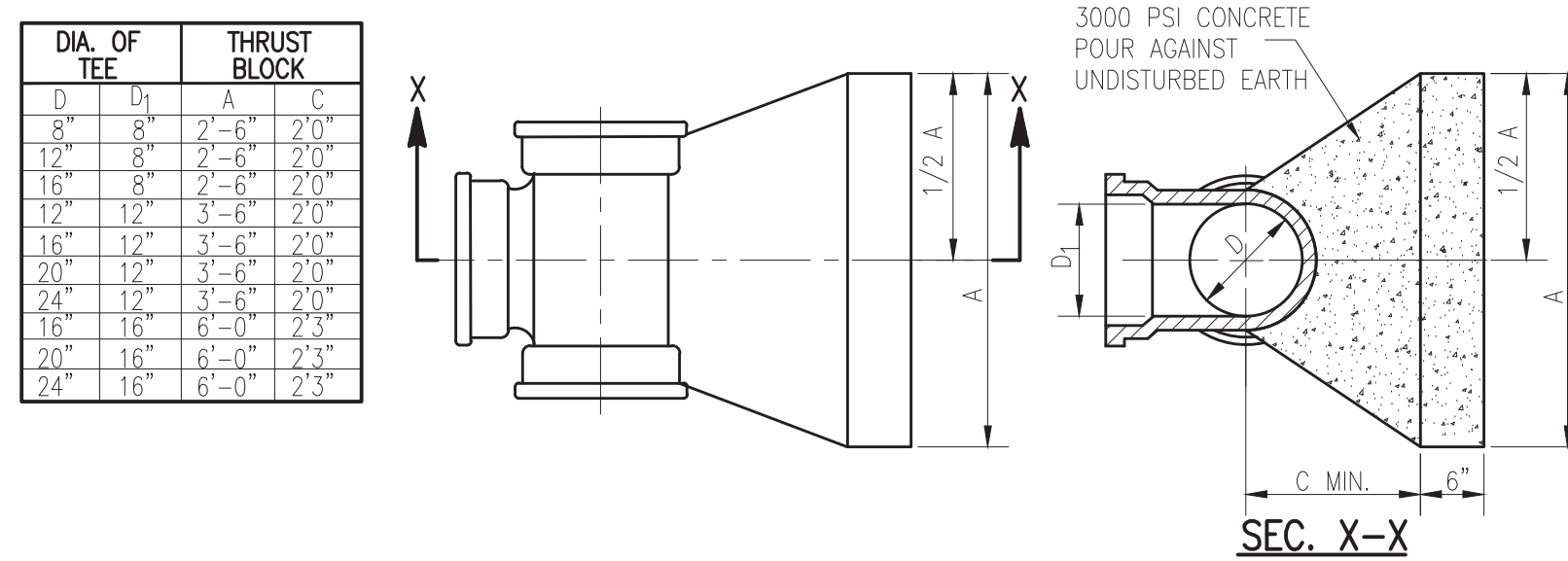
DATE: 09/25/19
 SCALE: NO SCALE
 SHEET:

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF YCAU AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF YCAU.



DIA. OF WATER MAIN		THRUST BLOCK	
D	A	B	C
8"	2'-0"	18"	2'-0"
8"	2'-6"	2'-0"	2'-0"
12"	3'-6"	3'-0"	2'-0"
16"	6'-0"	3'-6"	2'-0"
20"	8'-0"	4'-0"	2'-0"
24"	11'-0"	4'-0"	2'-0"

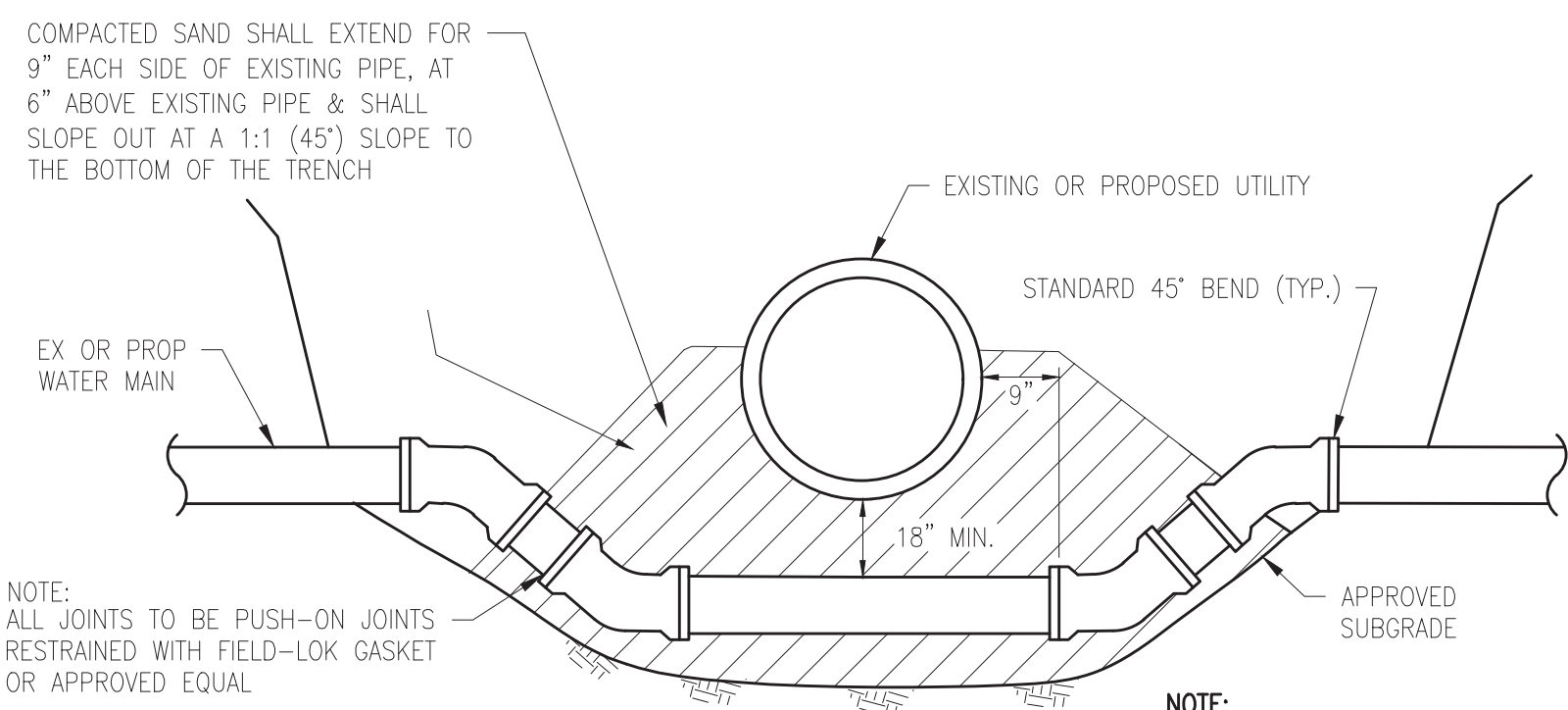
THRUST BLOCK AT PLUG OR HYDRANT SHOE
NOT TO SCALE



DIA. OF TEE		THRUST BLOCK	
D	A	B	C
8"	2'-6"	2'-0"	2'-0"
12"	3'-6"	2'-0"	2'-0"
16"	6'-0"	2'-0"	2'-0"
20"	8'-0"	2'-0"	2'-0"
24"	11'-0"	2'-0"	2'-0"

THRUST BLOCK AT TAPPING SLEEVE TEE
NOT TO SCALE

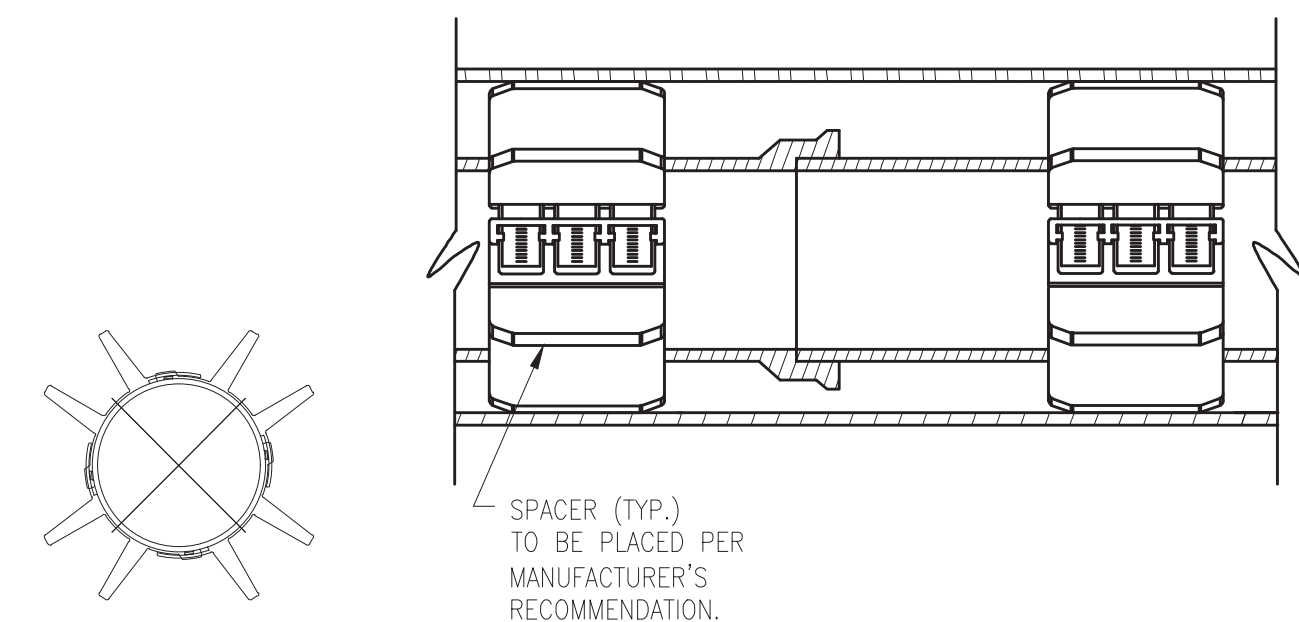
NOTE: CONCRETE THRUST BLOCKS WILL NOT BE PERMITTED EXCEPT BEHIND HYDRANT SHOES AND TAPPING SLEEVES. USE OF CONCRETE THRUST BLOCKS IN OTHER LOCATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF YCUA. ALL OTHER VERTICAL AND HORIZONTAL BENDS SHALL BE RESTRAINED WITH FIELD-LOK GASKETS OR APPROVED MECHANICAL JOINTS.



WATER MAIN LOWERING
NOT TO SCALE

NOTE: ALL JOINTS TO BE PUSH-ON JOINTS RESTRAINED WITH FIELD-LOK GASKET OR APPROVED EQUAL

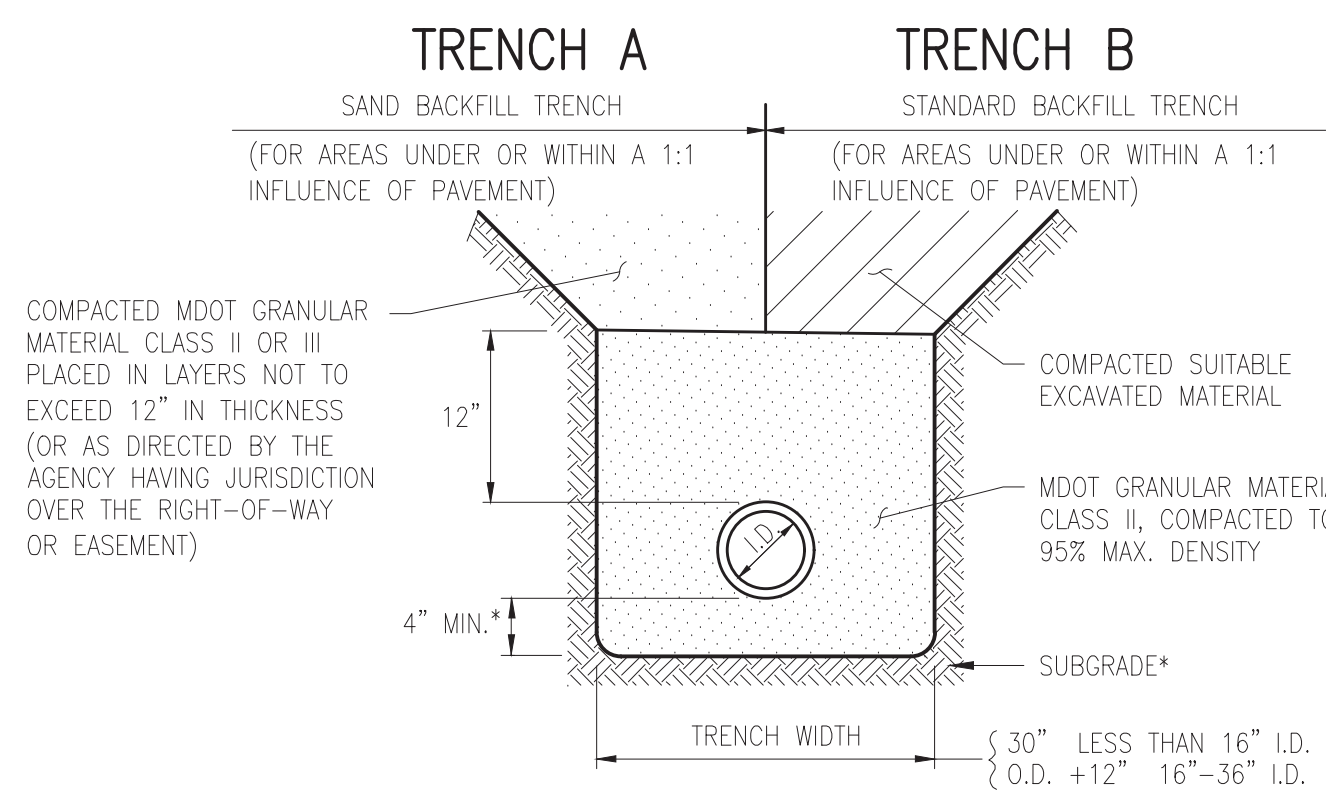
NOTE: FOR BEDDING OF WATER MAIN SEE STANDARD PIPE SUPPORT DETAIL



STANDARD CASING SECTION
NOT TO SCALE

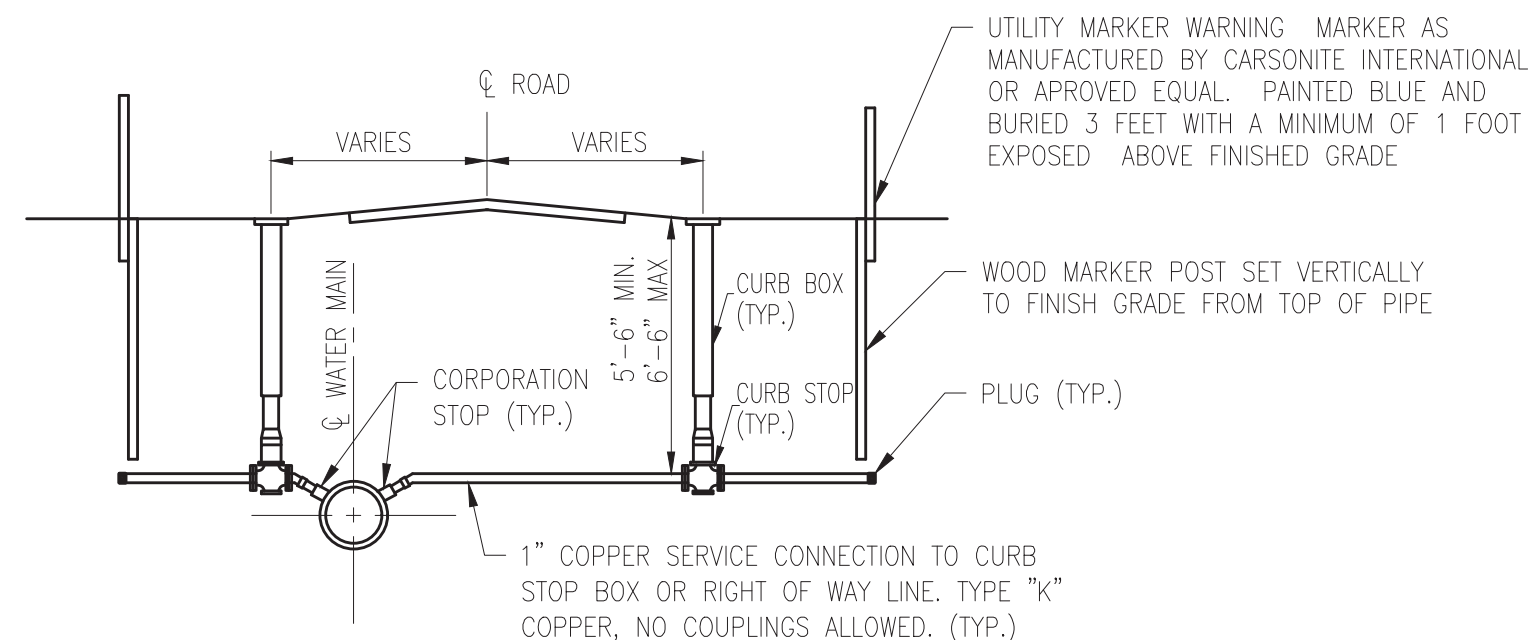
- NOTES:
- SPACERS FOR PLACEMENT IN THE ANNULAR SPACE BETWEEN THE CARRIER PIPE AND A CASING PIPE SHALL BE RANGER II AS MANUFACTURED BY PSI OR APPROVED EQUAL.
 - END SEALS SHALL BE MODEL C RUBBER SEAL WITH STAINLESS STEEL BANDS AS MANUFACTURED BY PSI OR APPROVED EQUAL.

SPACER END VIEW
NOT TO SCALE

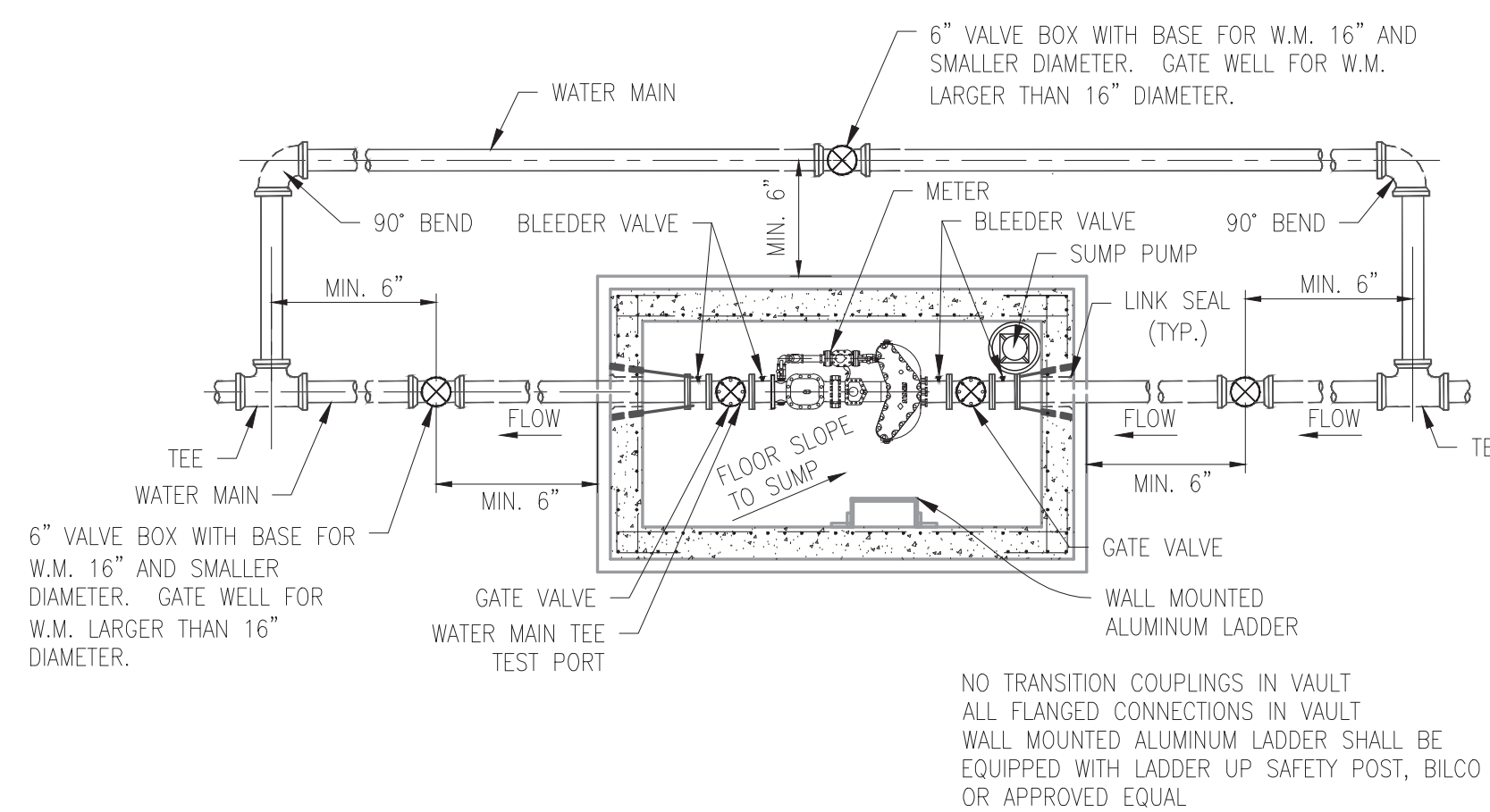


BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN
NOT TO SCALE

*NOTE: IF THE EXISTING SUBGRADE MATERIAL MEETS THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN THE WATER MAIN MAY BE LAID DIRECTLY ON THE COMPACTED EXISTING SUBGRADE MATERIAL.

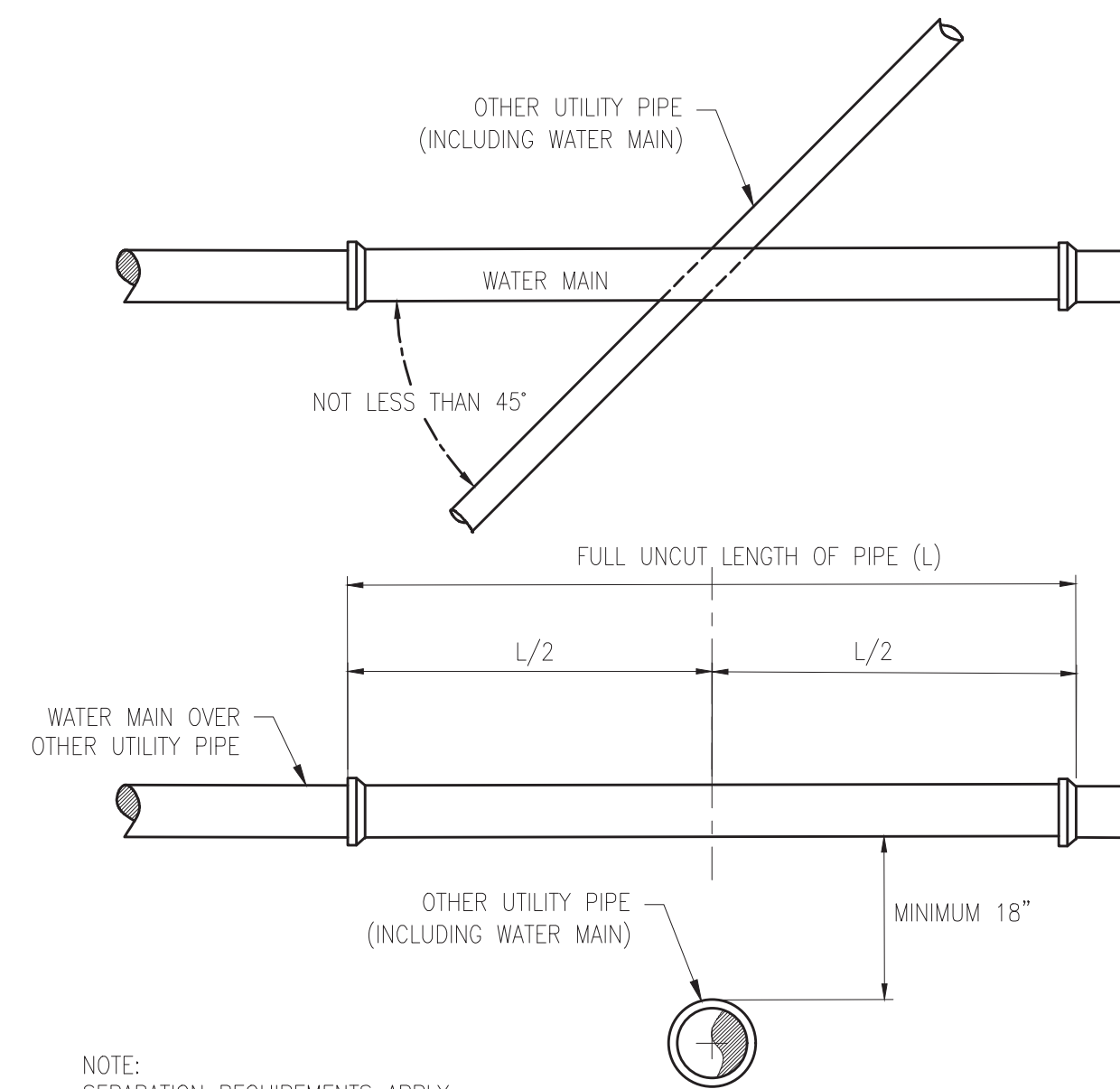


TYPICAL WATER SERVICE
NOT TO SCALE



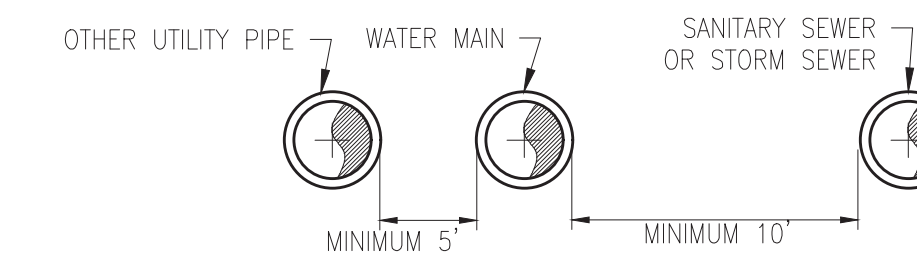
MASTER METER VAULT CONFIGURATION (WITHOUT COVER)
NOT TO SCALE

- NOTES:
- WHERE POSSIBLE THE METER VAULT SHALL BE LOCATED AWAY FROM TRAFFIC AREAS, ROADS, PARKING LOTS, ETC.
 - THE ACCESS HATCH SHALL BE SIZED LARGE ENOUGH TO ACCOMMODATE REMOVAL OF THE LARGEST METER OR THE LARGEST APPURTENANCE FOR MAINTENANCE PURPOSES. THE HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY. METER VAULT HATCH SHALL BE WATER TIGHT.
 - THE METER VAULT FLOOR SHALL BE SLOPED TO THE SUMP.
 - ELECTRICAL SERVICE SHALL BE SUPPLIED TO THE VAULT.



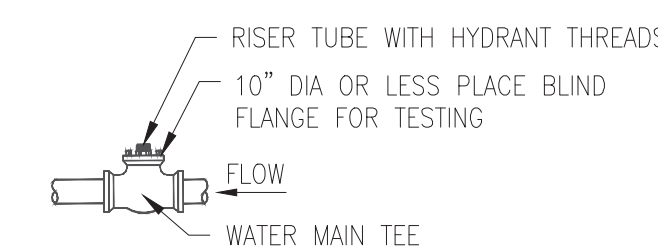
NOTE: SEPARATION REQUIREMENTS APPLY REGARDLESS OF VERTICAL ALIGNMENTS OF UTILITIES

VERTICAL SEPARATION



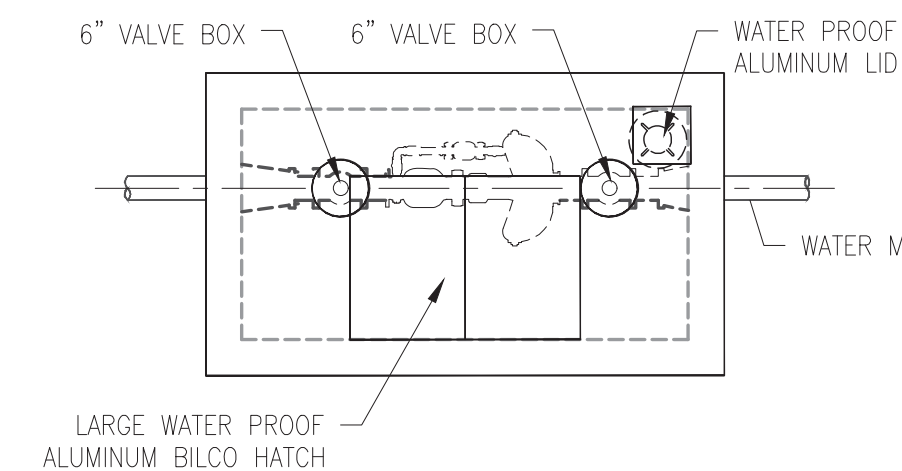
HORIZONTAL SEPARATION

WATER MAIN CROSSING OTHER UTILITIES
NOT TO SCALE



TEST PORT

PIPE DIA	TEST PORT SIZE
6"	6"
8"	8"
10"	10"
12"	10"
16"	10"



MASTER METER VAULT CONFIGURATION WITH COVER
NOT TO SCALE



REVISIONS

STANDARD WATER MAIN DETAILS

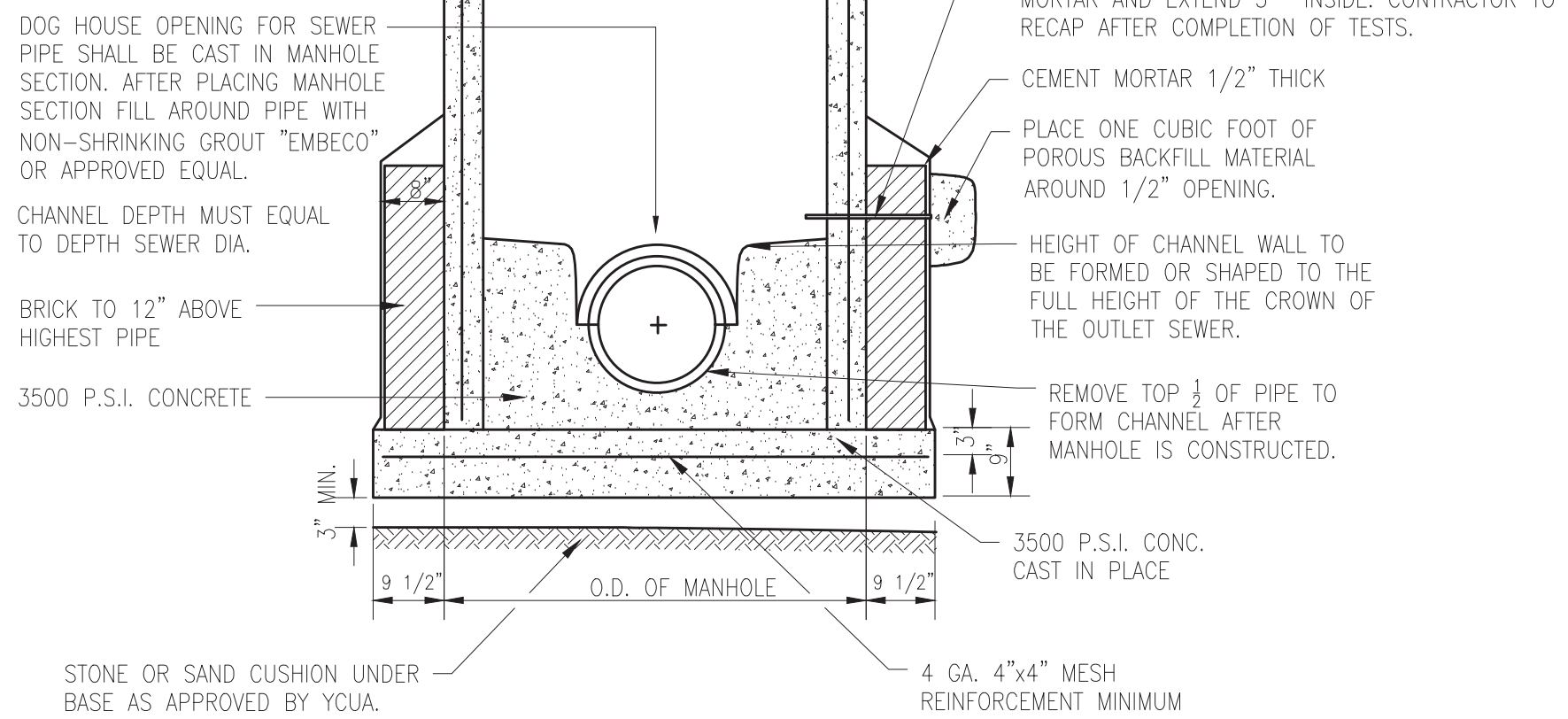
YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4800
FAX: (734) 544-7221
WWW.YCUA.ORG

YCUA
ENVIRONMENTAL LEADERS

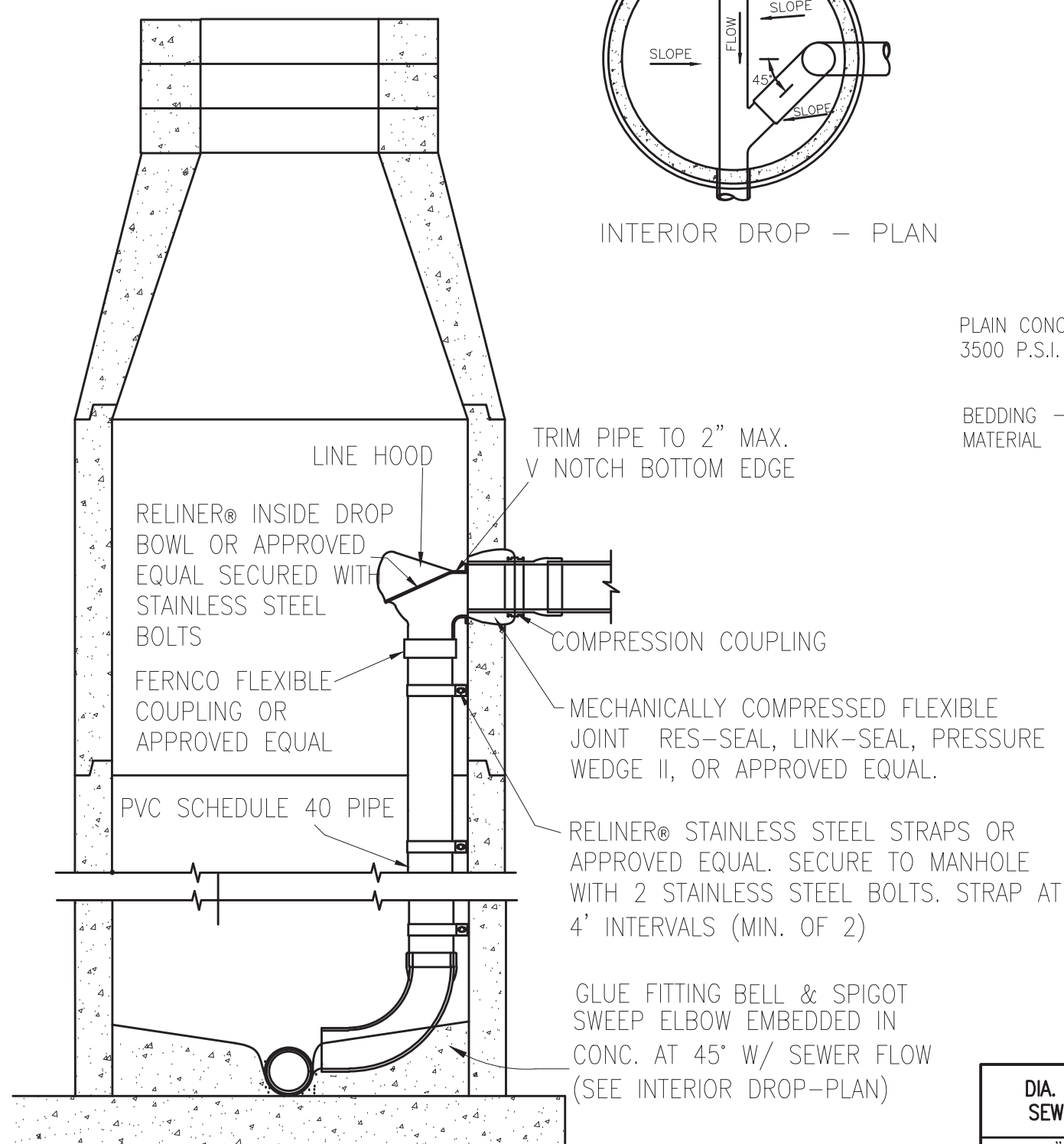
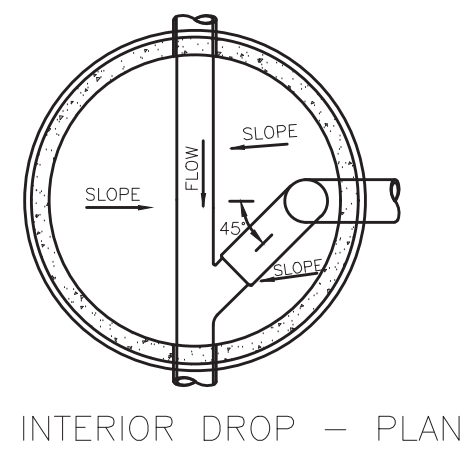
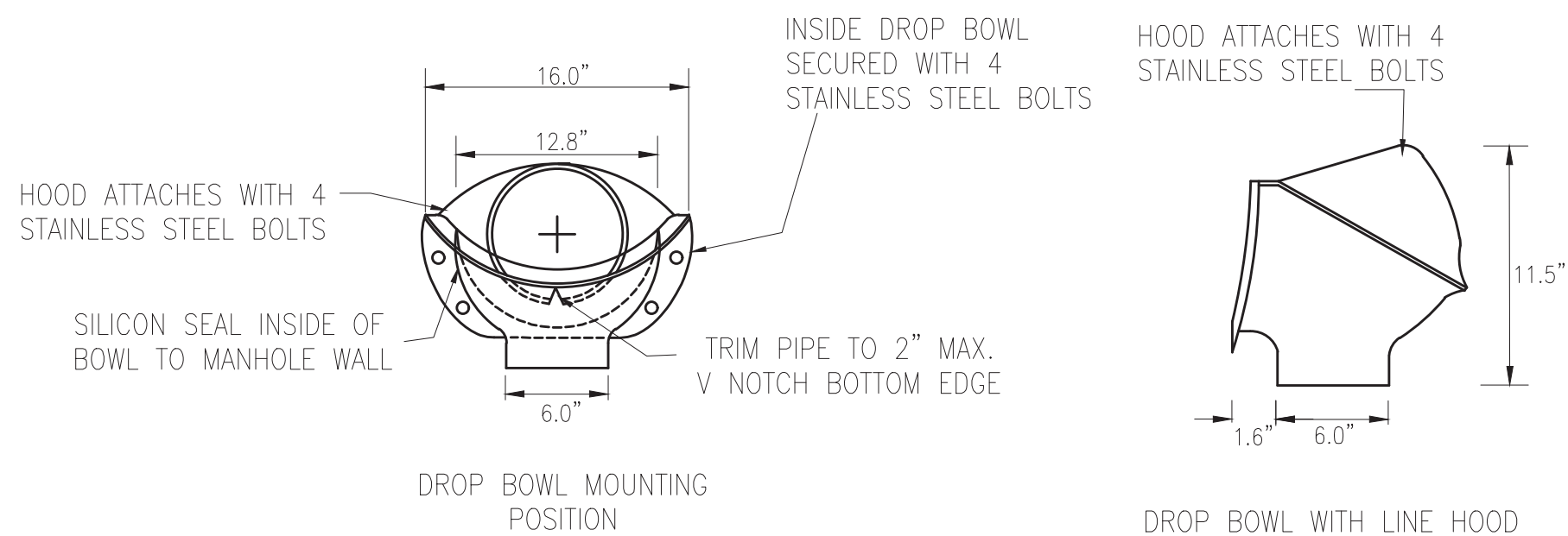
DATE	SCALE	SHEET
09/25/19	NO SCALE	

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SEWER SIZE	MAX. CUT OUT SIZE
8" THRU 10"	17 1/2"
12" THRU 15"	20"

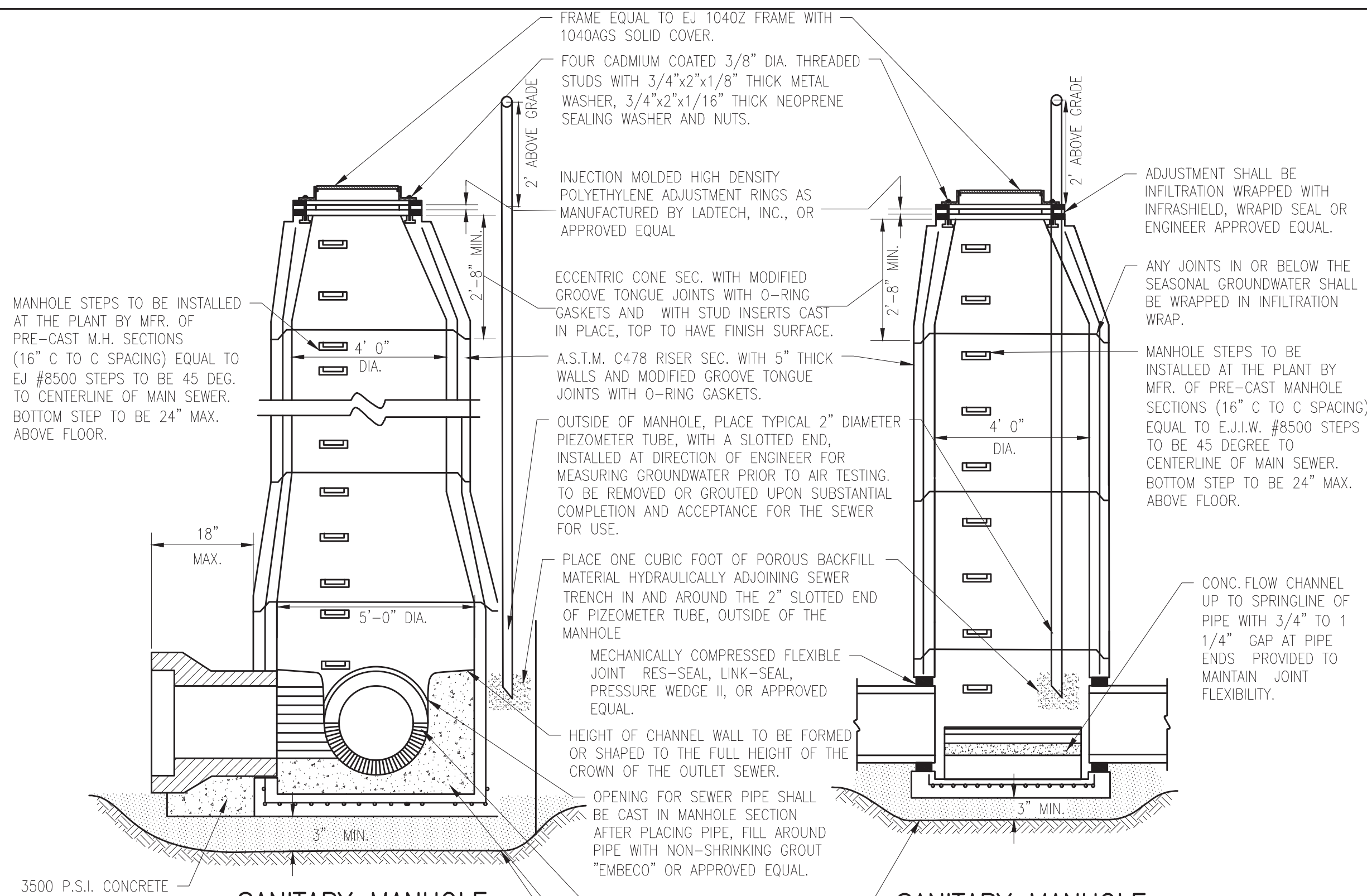


SANITARY MANHOLE ON EXISTING SEWERS 8" THRU 42"
NOT TO SCALE

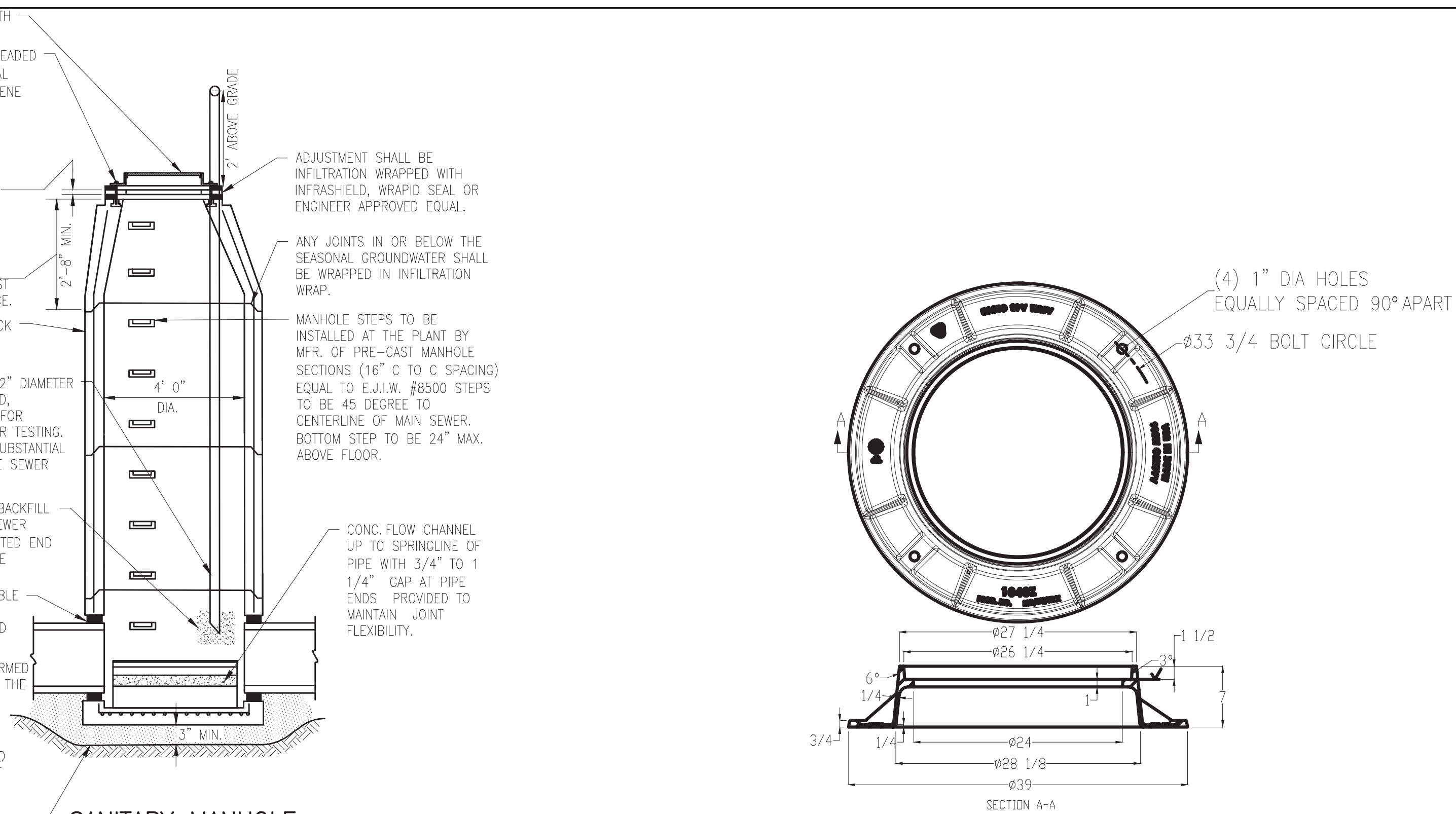


INTERIOR DROP CONNECTION
NOT TO SCALE

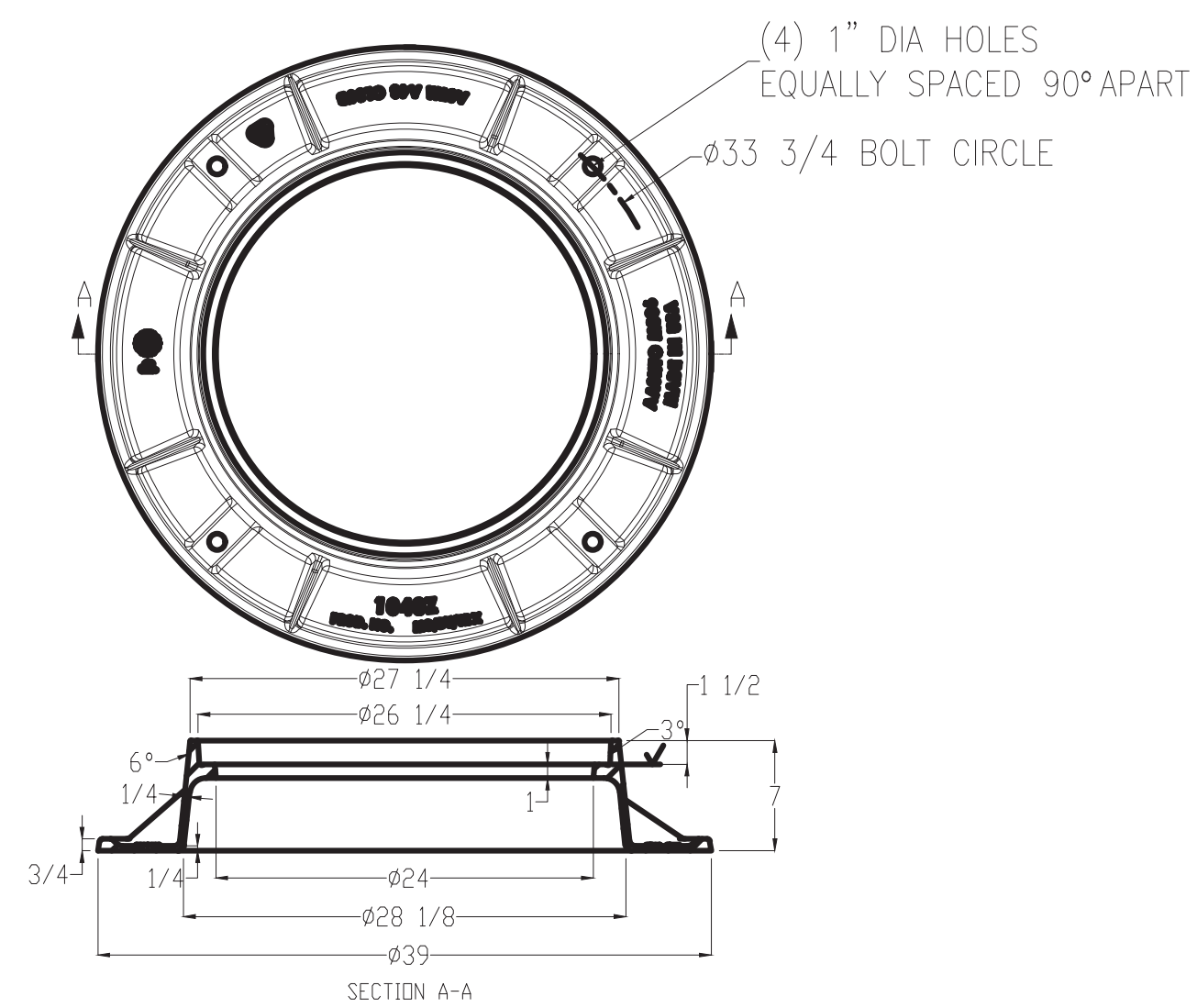
DIA. OF SEWER	DIA. OF DROP CONNECTION
4"	4"
6"	4"
8"	6"
10"	8"



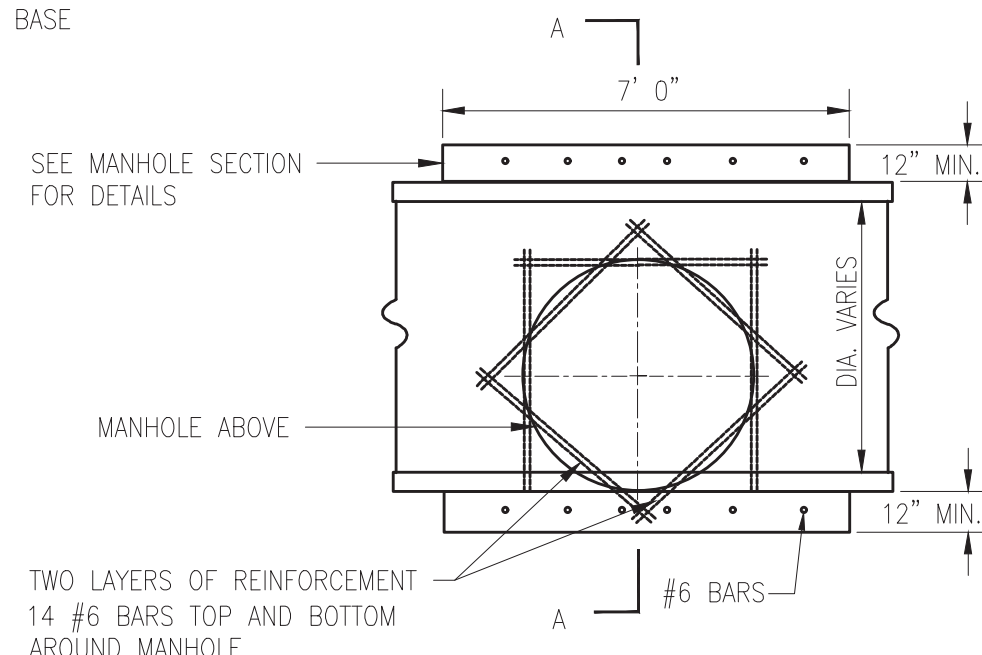
SANITARY MANHOLE FOR SEWERS LARGER THAN 21"
NOT TO SCALE



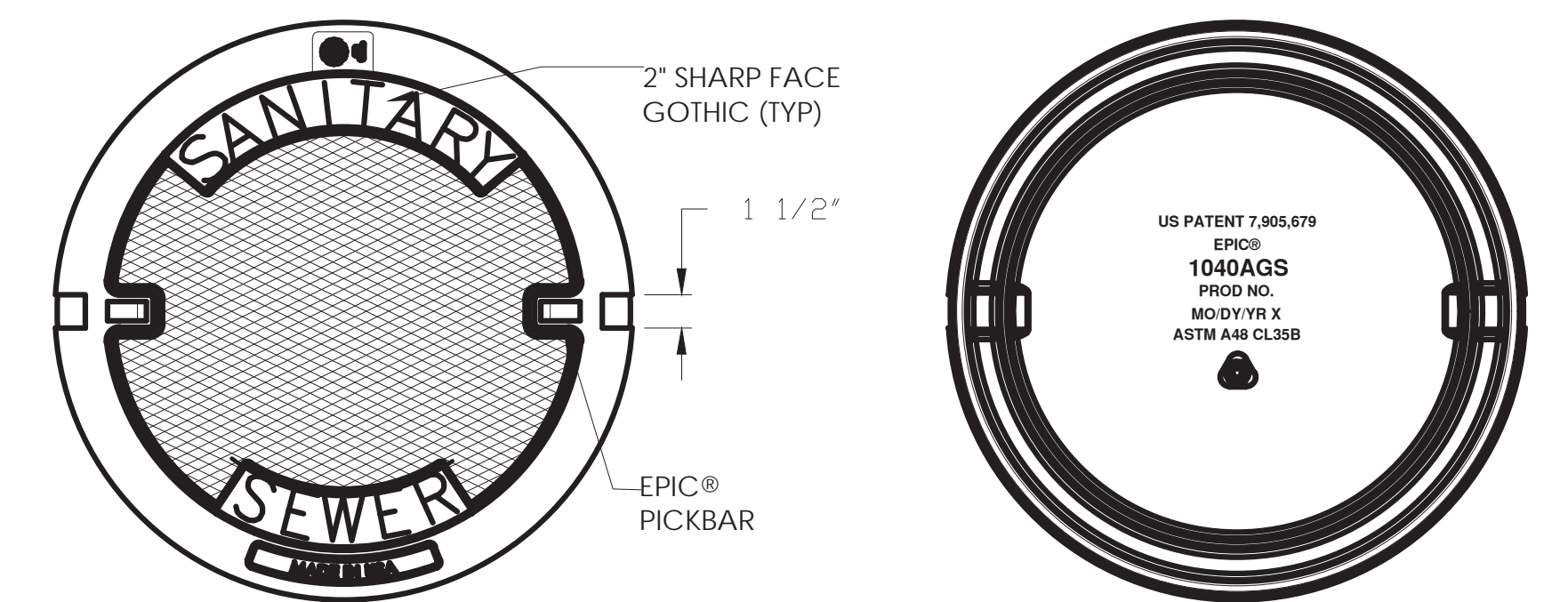
SANITARY MANHOLE FOR SEWERS 8" THRU 21"
NOT TO SCALE



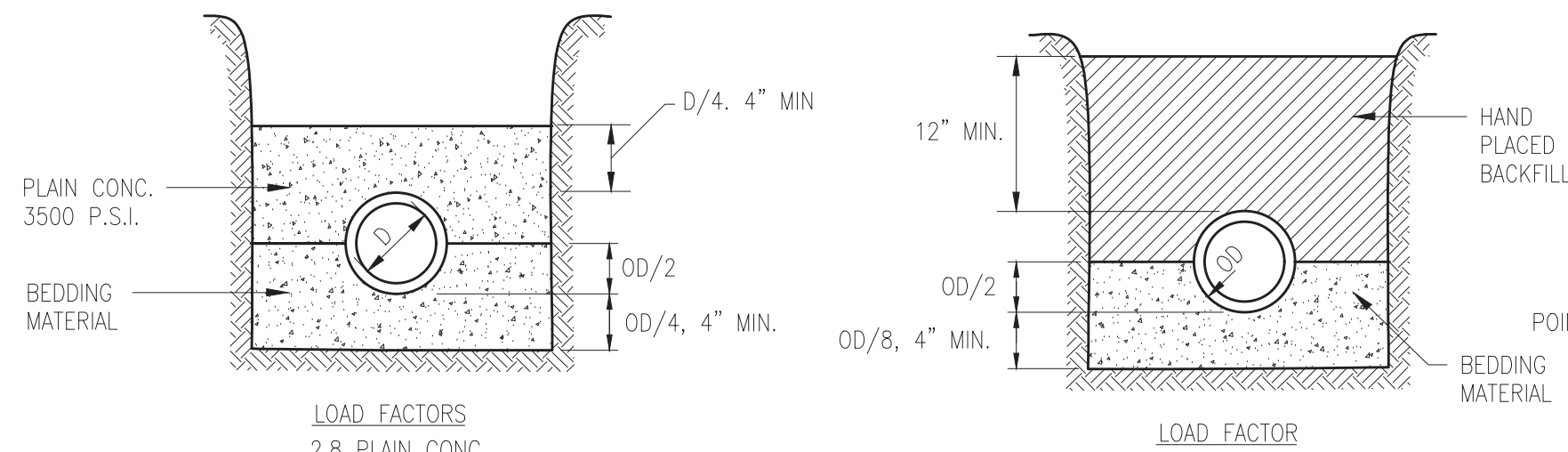
1040Z FRAME



MANHOLE PLAN 48" & LARGER SEWERS
NOT TO SCALE



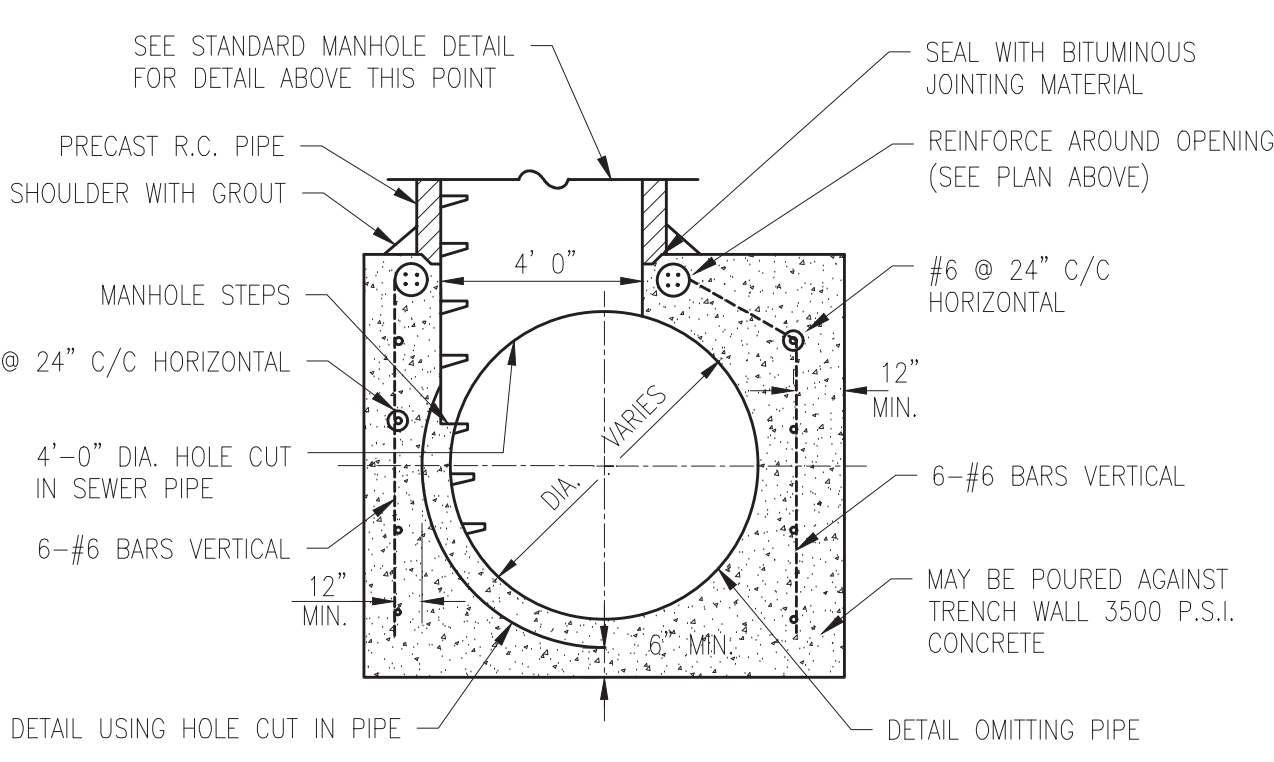
BOTTOM VIEW



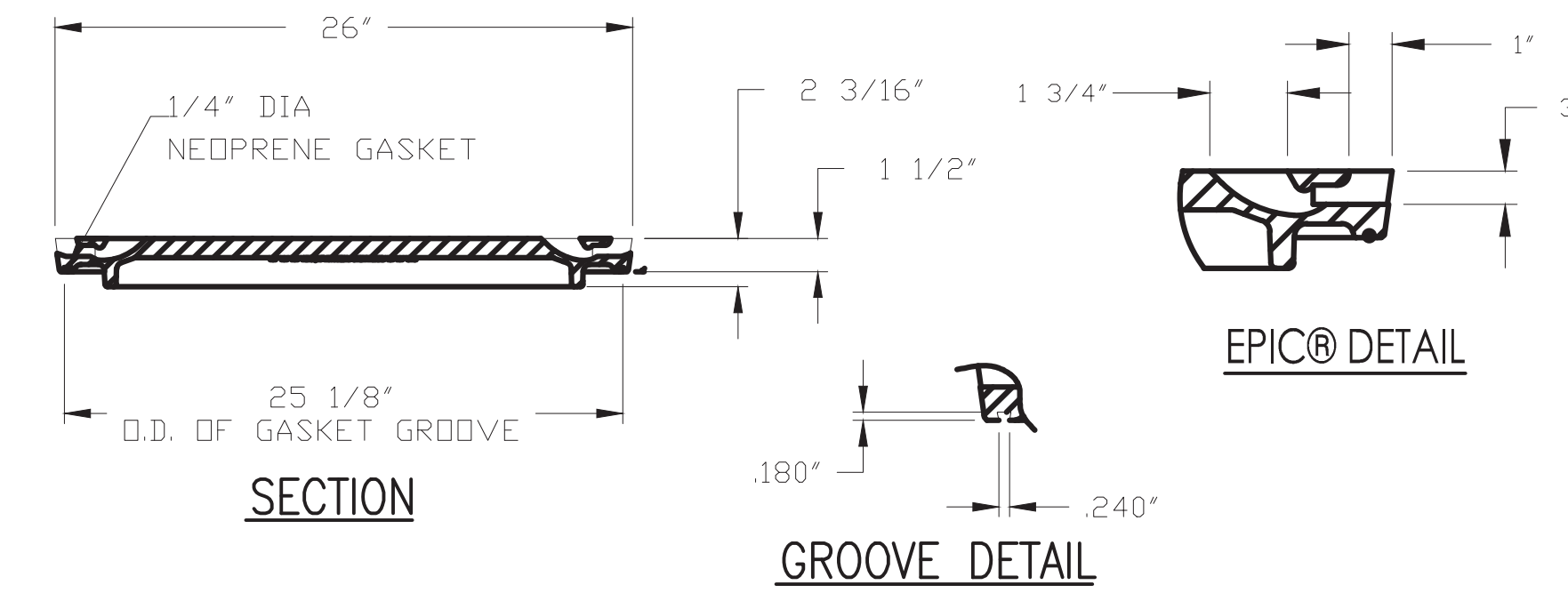
MAX. WIDTH OF TRENCH 12" ABOVE TOP OF PIPE
6" THRU 12" PIPE 30" WIDE
15" THRU 36" PIPE - OD+16"
42" THRU 60" PIPE - OD+20"
OVER 60" PIPE OUTSIDE DIA. OF PIPE+24"

MIN. WIDTH OF TRENCH 12" ABOVE THE TOP OF THE PIPE SHALL BE 6" ON EACH SIDE OF PIPE.

PIPE BEDDING DETAILS



MANHOLE SECTION 48" & LARGER SEWERS
NOT TO SCALE



1040 AGS COVER



Know what's below.
Call before you dig.



REVISIONS

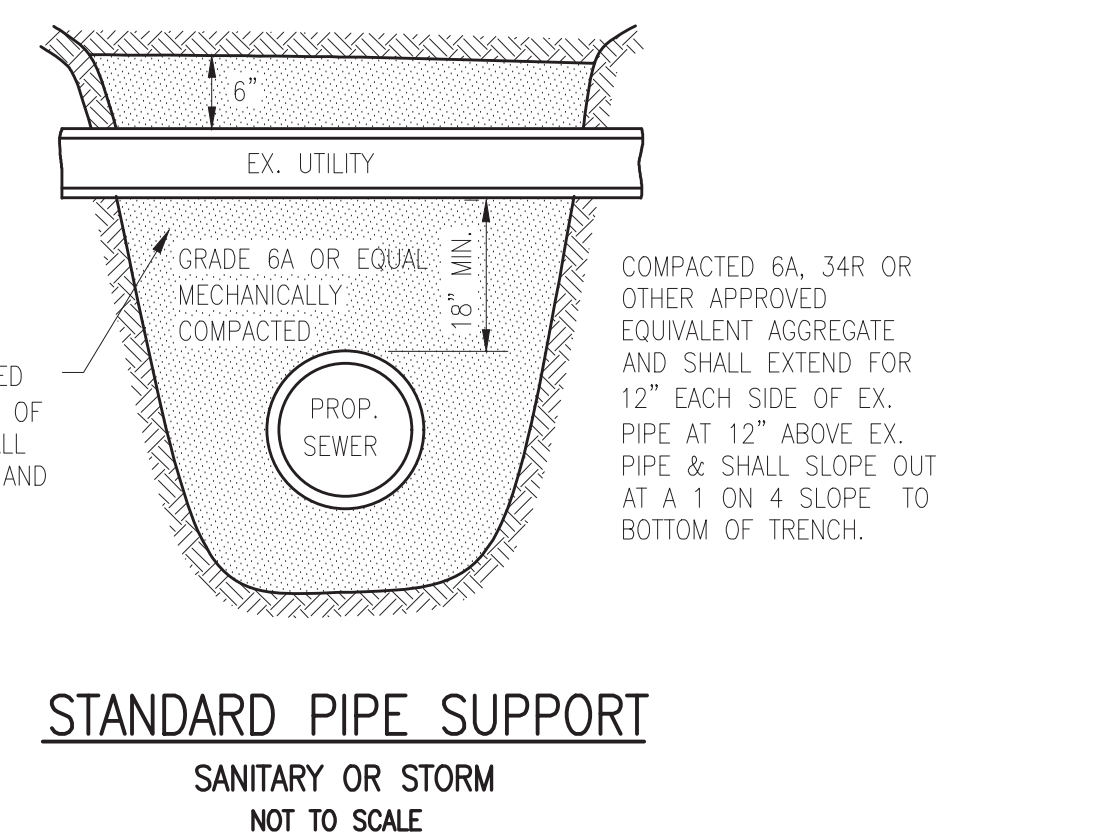
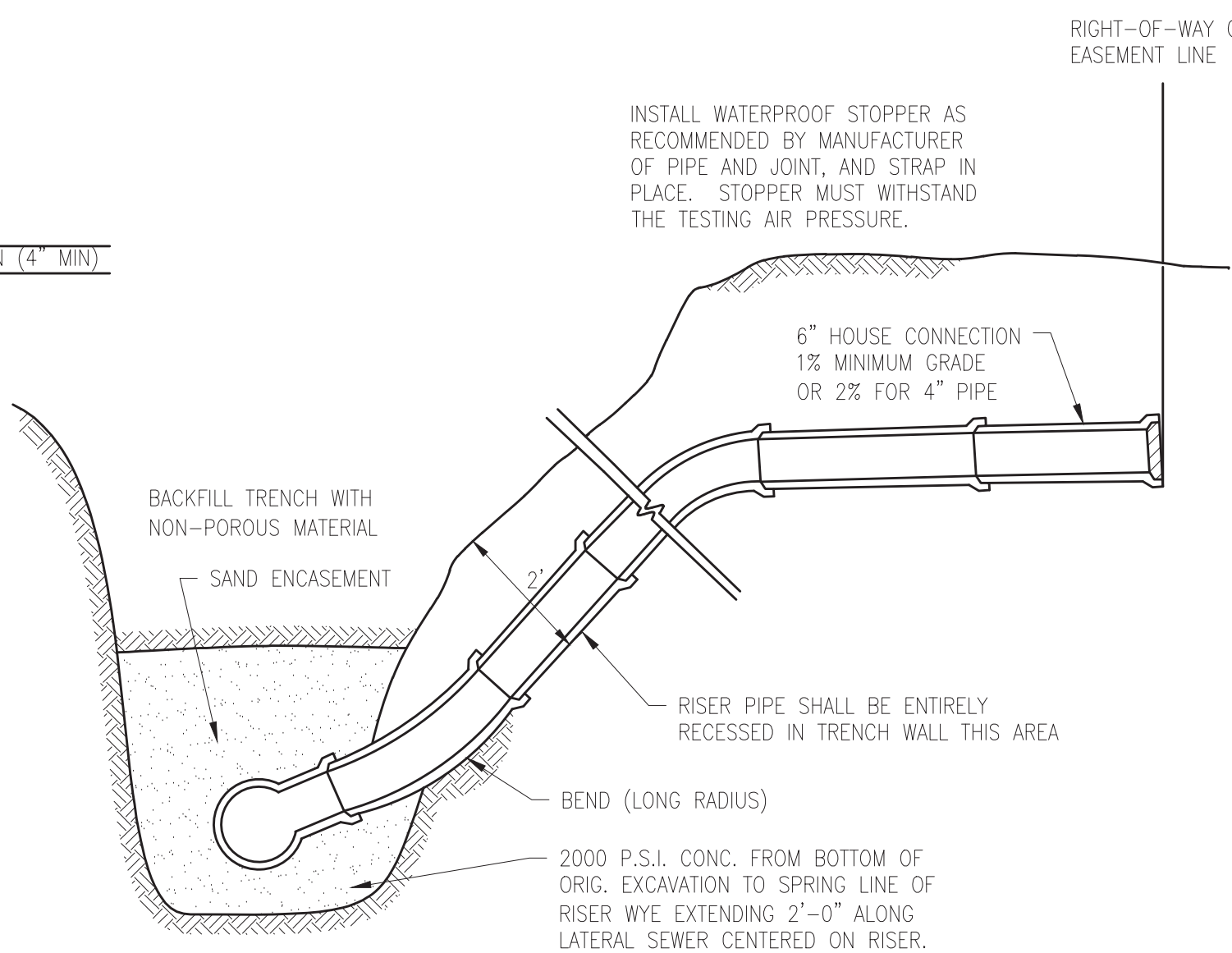
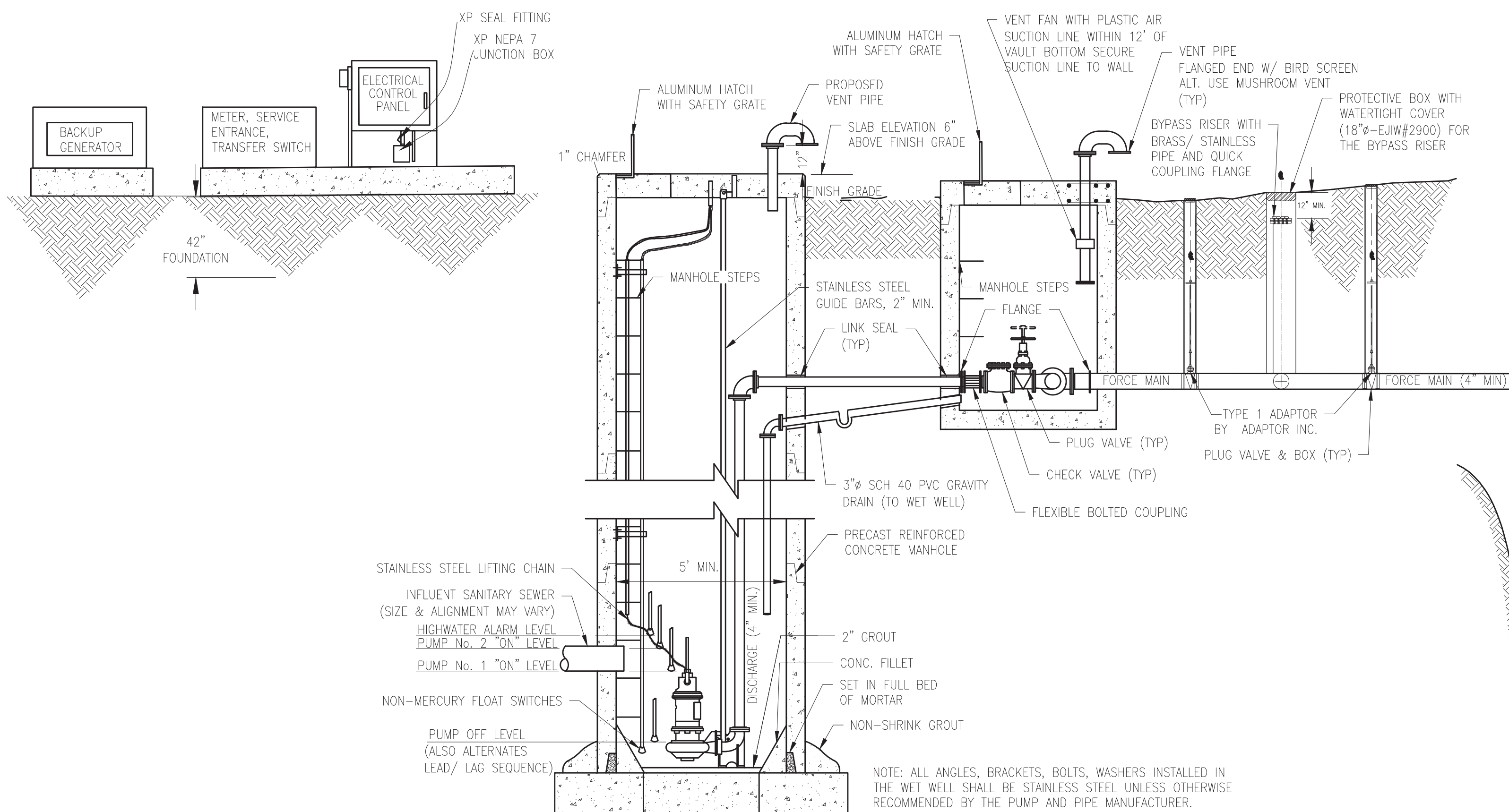
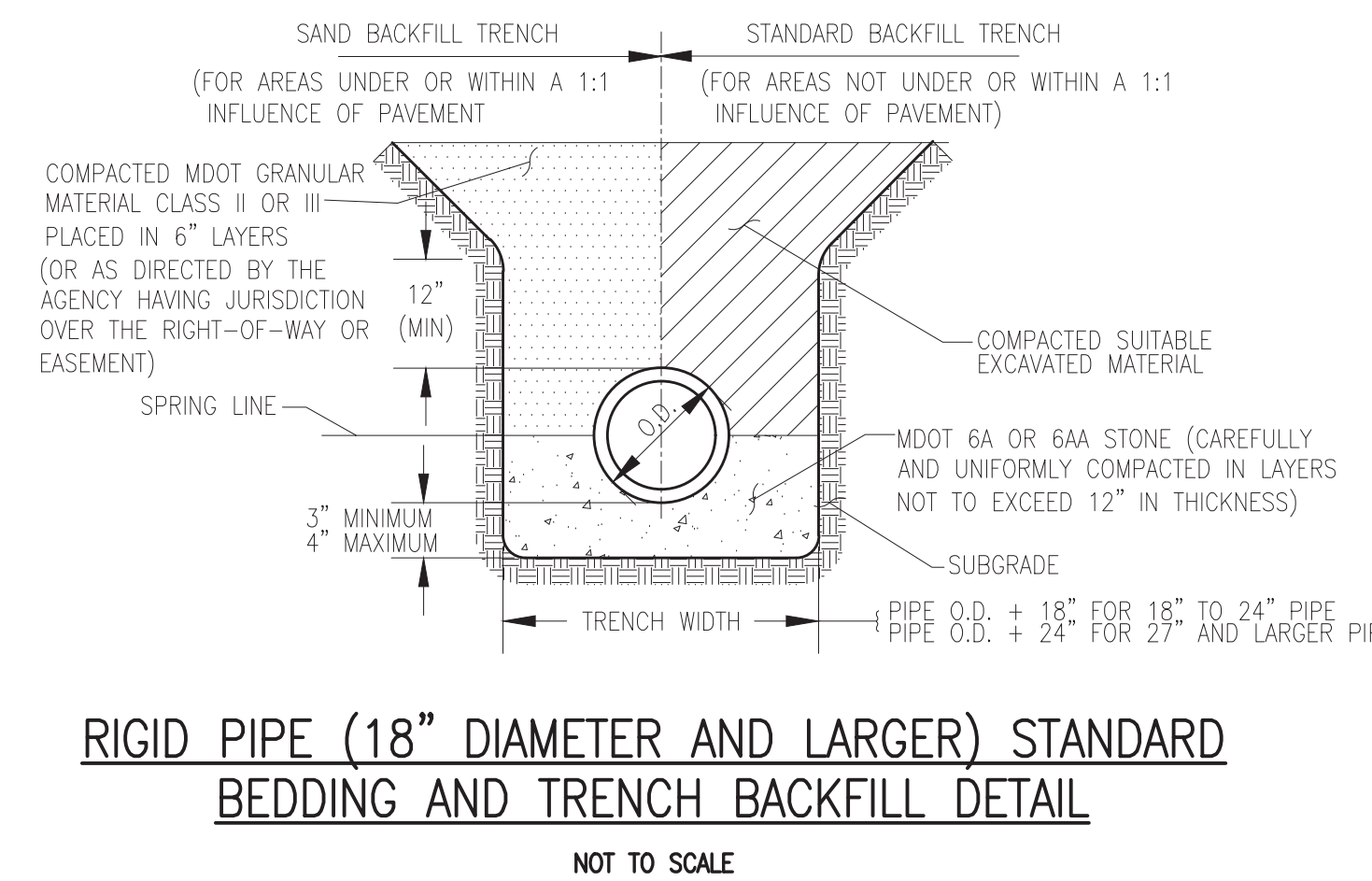
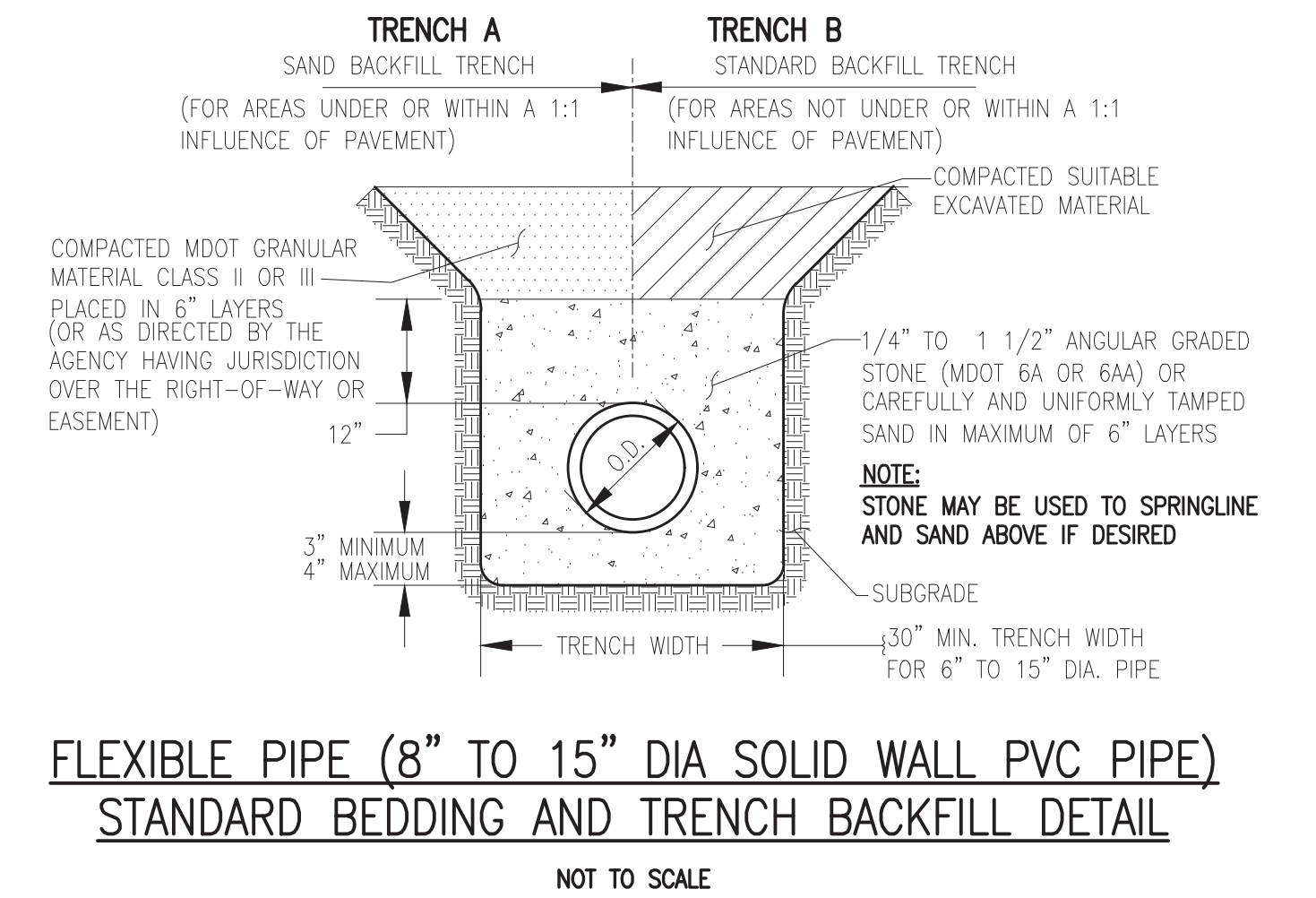
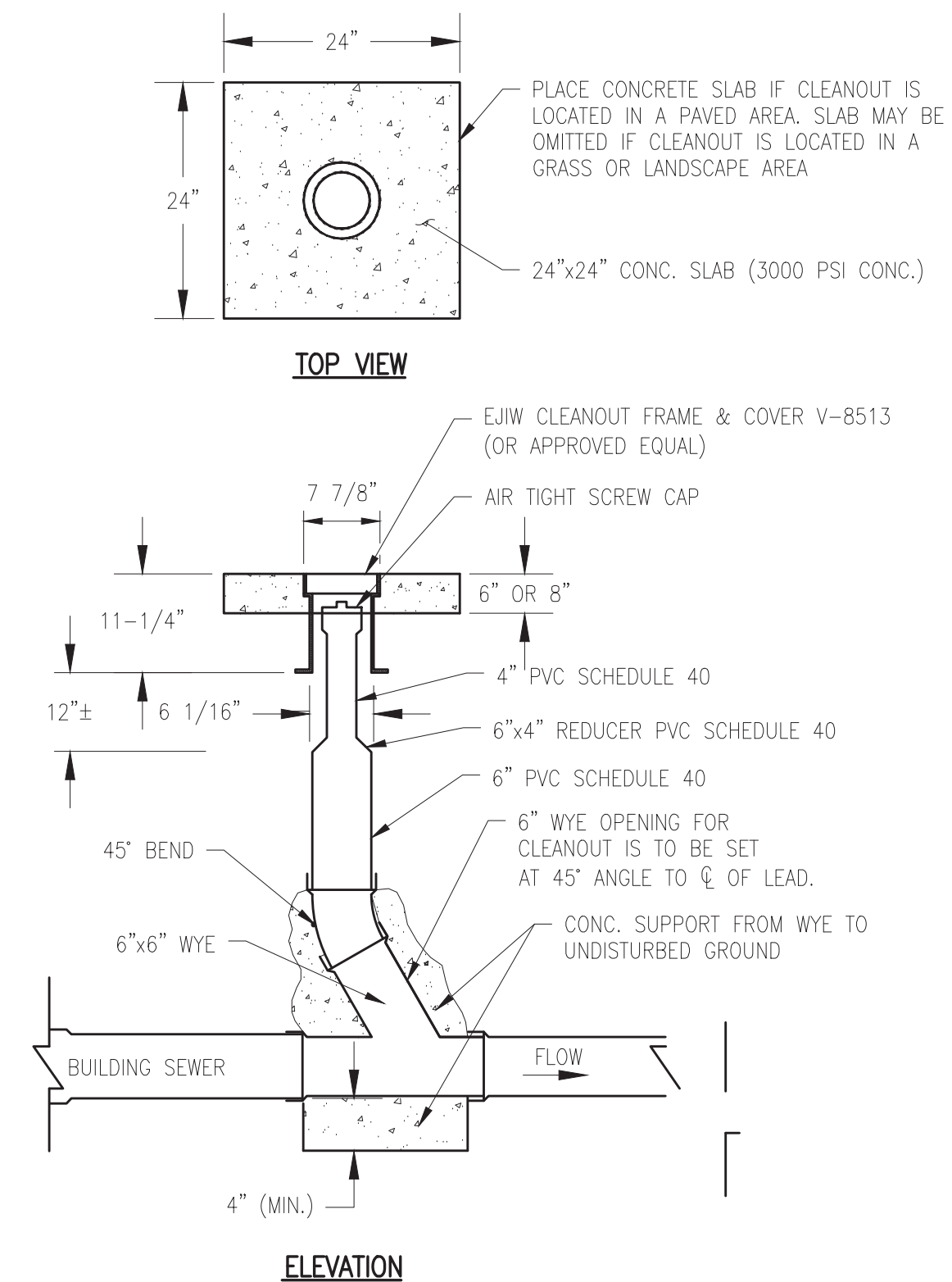
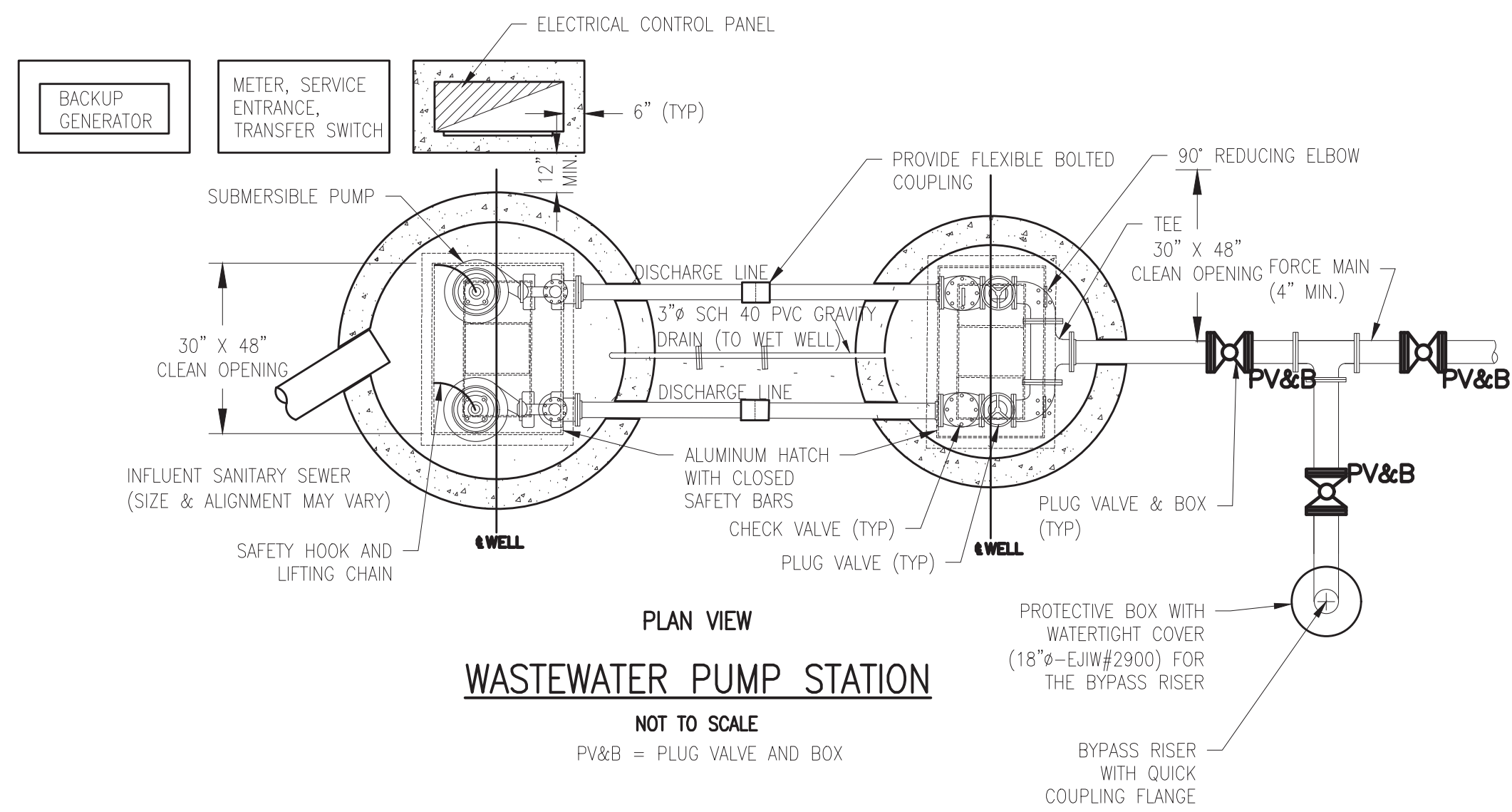
STANDARD SANITARY SEWER DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4800
FAX: (734) 544-7221
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YCUA
ENVIRONMENTAL LEADERS

DATE: 10/25/19
SCALE: NO SCALE
SHEET:

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DETAILS ARE FOR LAYOUT AND GENERALITIES ONLY. THE SPECIFIC COMPONENTS AND EXACT DETAILS MUST BE IDENTIFIED OR CREATED ON A CASE BY CASE BASIS THROUGH A DETAILED SUBMITTAL REVIEW PROCESS.



Know what's below.
Call before you dig.



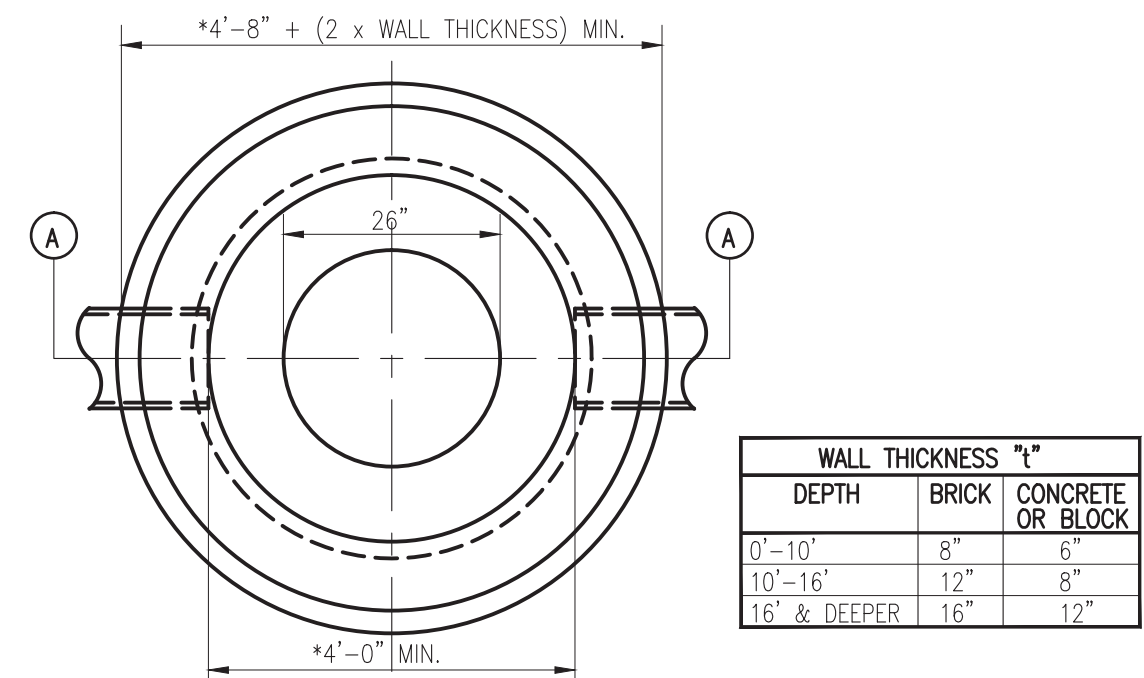
REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Y&A AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF Y&A.

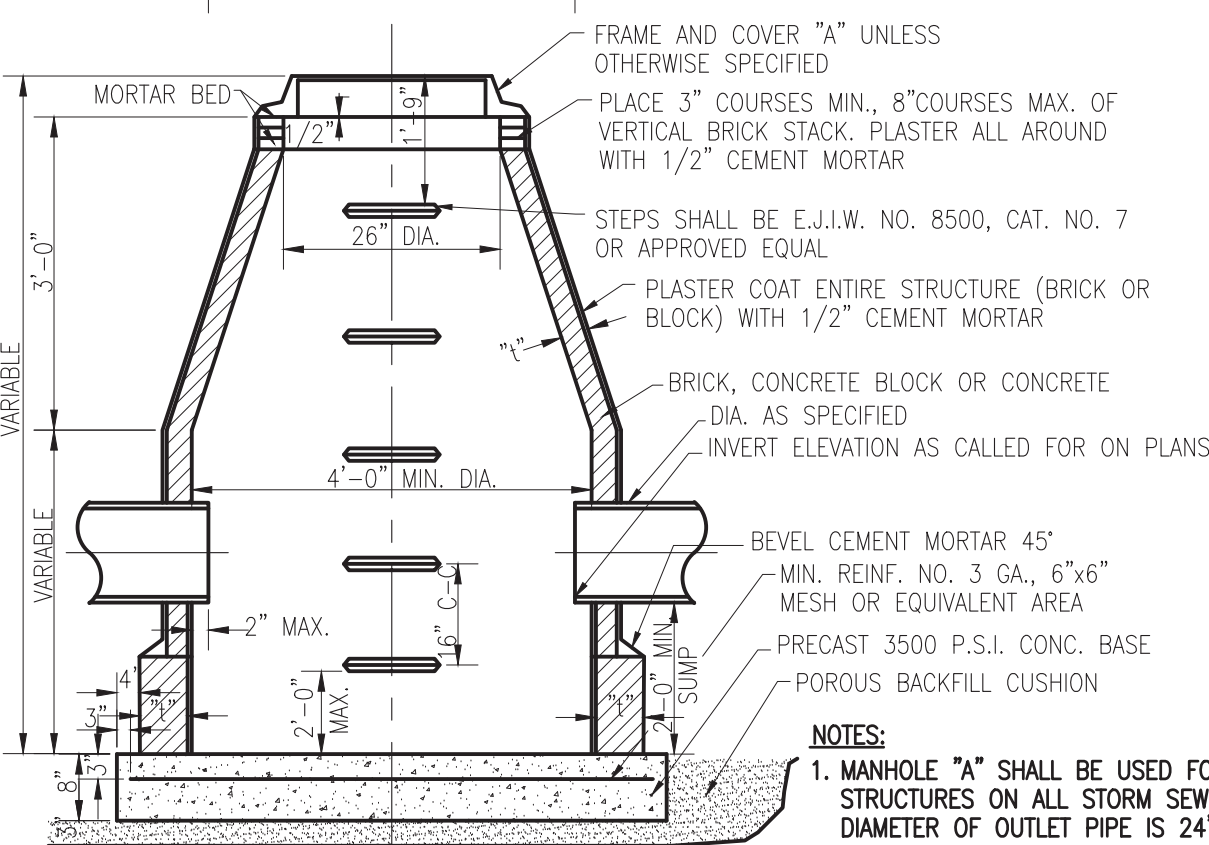
STANDARD SANITARY SEWER DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY 2777 STATE ROAD YPSILANTI, MICHIGAN 48198-9112 (734) 484-4800 FAX: (734) 544-7221 WWW.Y&A.ORG		
DATE	SCALE	SHEET
10/25/19	NO SCALE	

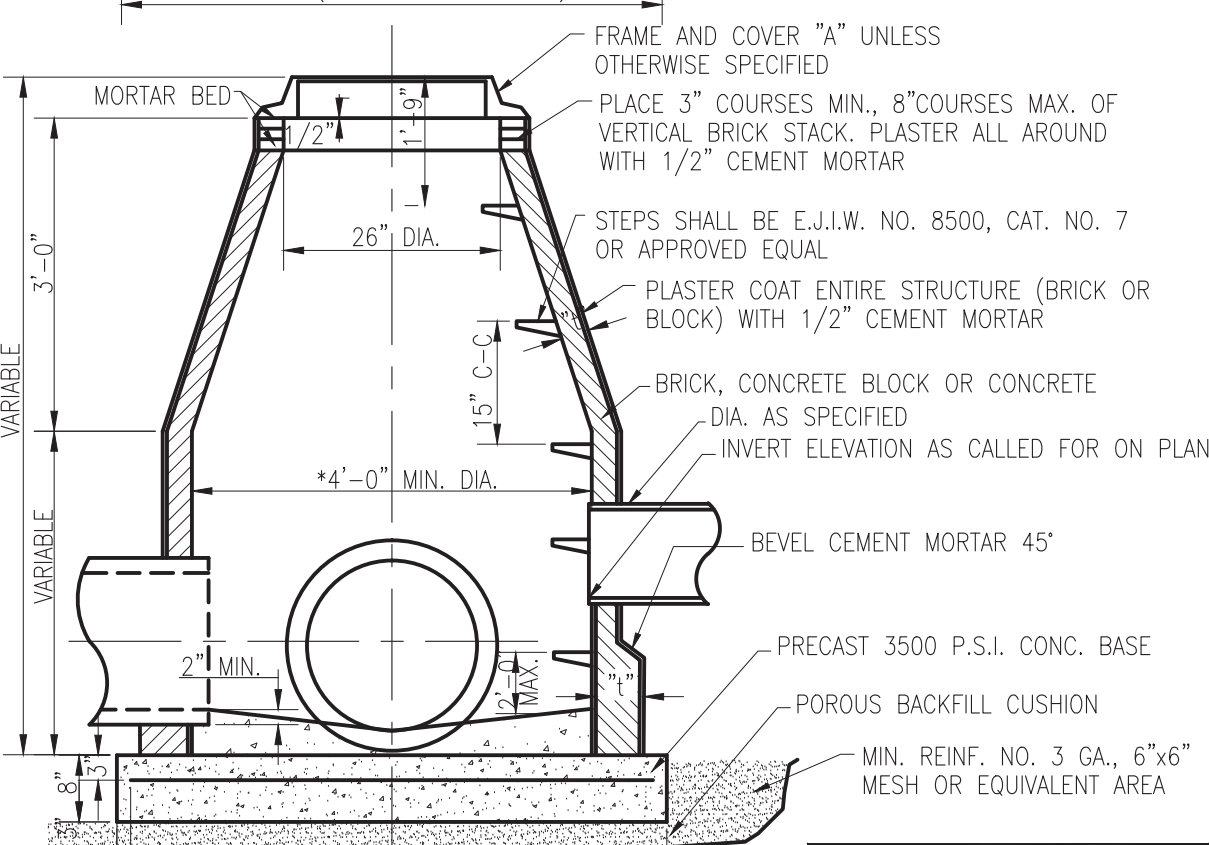
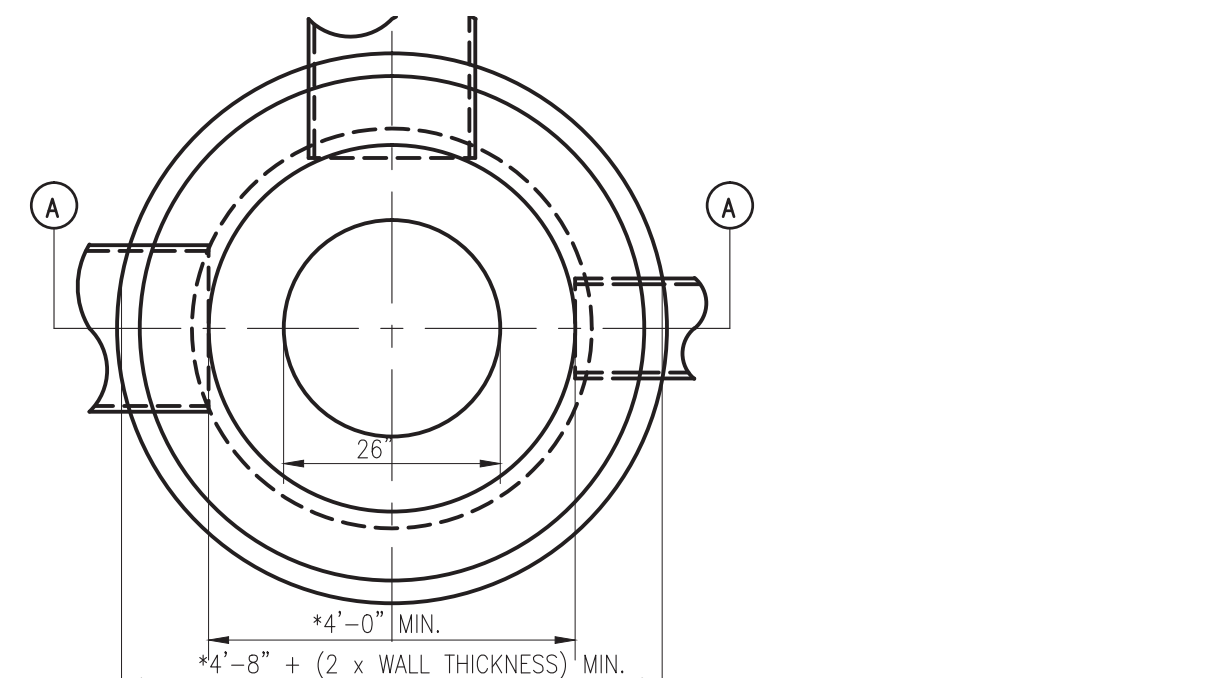
DATE	CADD	ENG./ARCH	PROJ. NO.	SECTION	TOWN	RANGE	COUNTY	CITY/TOWNSHIP	SCALE	VERT. DATUM	HORIZ. DATUM	VERT. CURVATURE



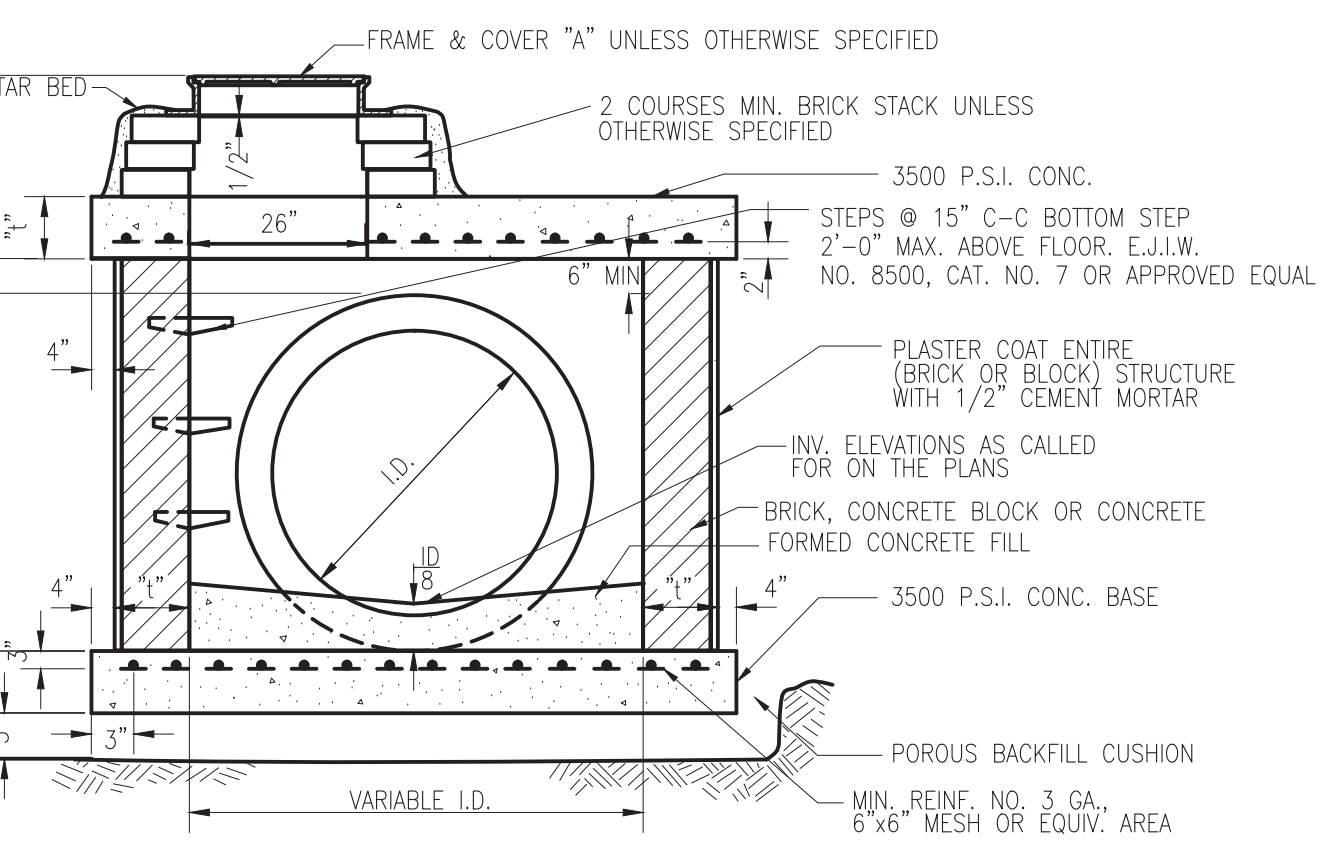
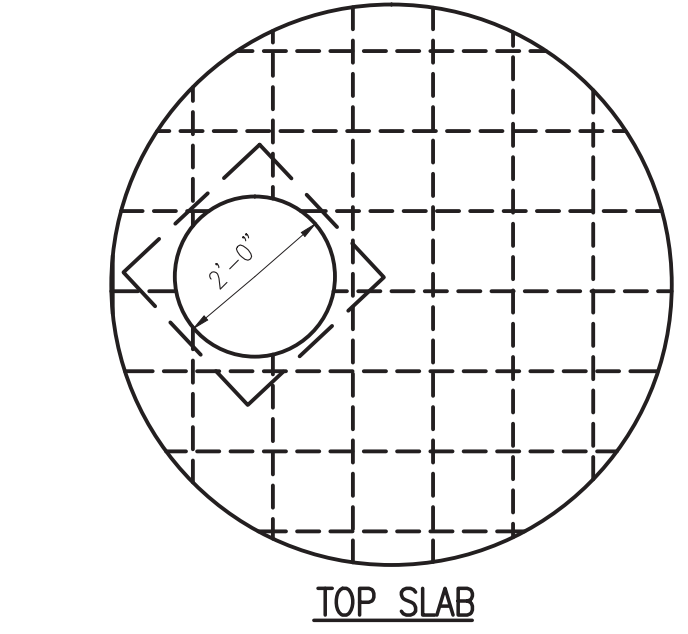
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10"	8"	6"
10'-16"	12"	8"
16" & DEEPER	16"	12"



- NOTES:**
- MANHOLE "A" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
 - DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



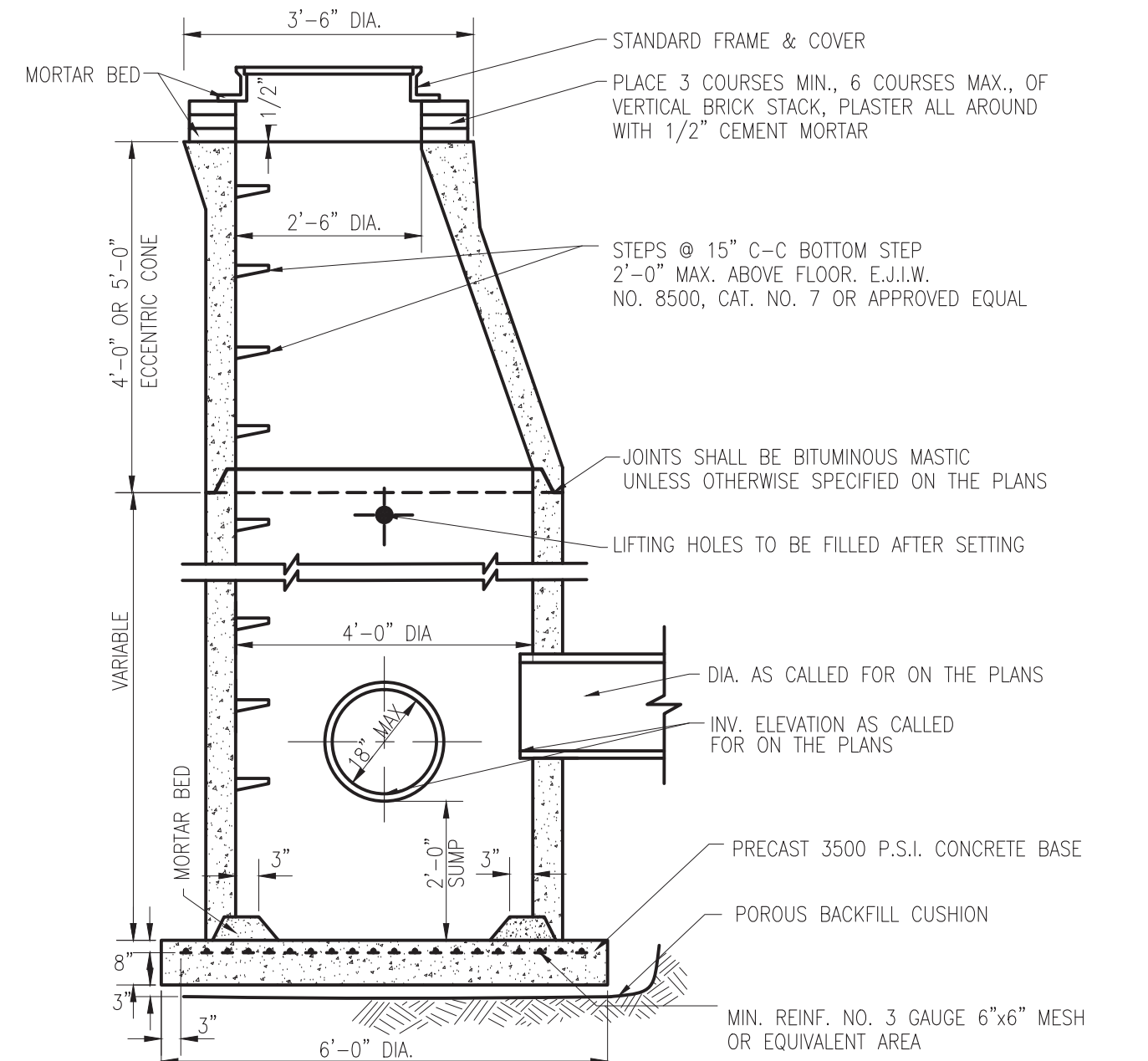
- NOTES:**
- MANHOLE "B" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
 - DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



OUTLET I.D.	M.H. D	TOP SLAB T	WALLS T	REINFORCING STEEL (SLAB)
24" OR LESS	4'-0"	9"	8"	3/4" @ 9" EACH WAY
30"	4'-0"	9"	8"	3/4" @ 9" EACH WAY
36"	4'-0"	9"	12"	3/4" @ 9" EACH WAY
42"	4'-0"	10"	12"	3/4" @ 9" EACH WAY
48"	4'-0"	10"	12"	3/4" @ 9" EACH WAY
54"	4'-0"	11"	12"	7/8" @ 9" EACH WAY

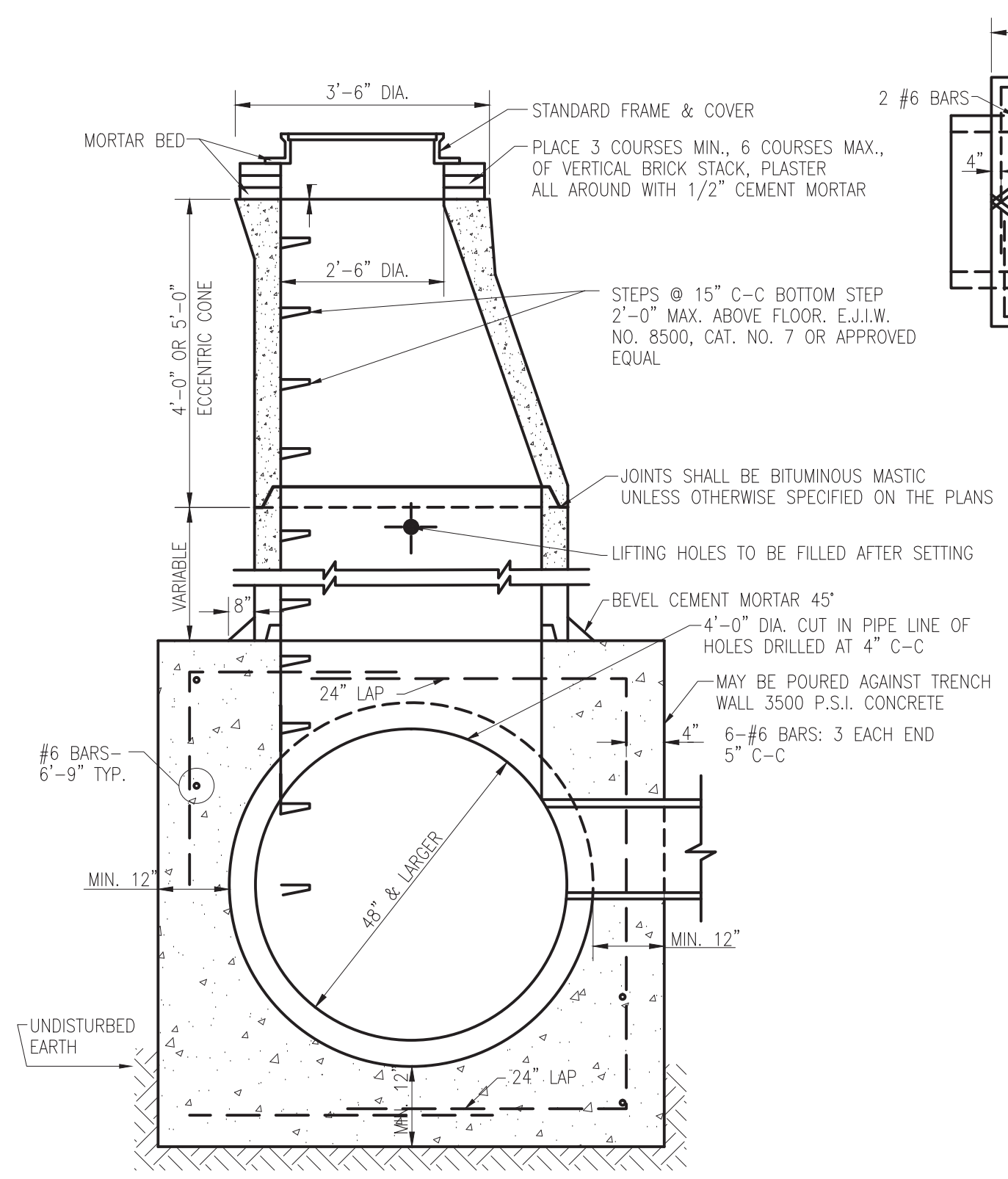
M.H. D	TOP SLAB T	WALLS T	REINFORCING STEEL (SLAB)
7'-0"	12"	12"	7/8" @ 9" EACH WAY
8'-0"	12"	12"	1" @ 9" EACH WAY

- NOTES:**
- DIA. SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL DEPENDING ON THE ANGLE OF THE SEWERS.
 - M.H. "D" SHALL BE USED WHERE THE DEPTH OF COVER FROM THE TOP OF CASTING TO THE TOP OF SEWER IS LESS THAN 4'-0". M.H. "D" SHALL BE CONSTRUCTED WITH A 2' SUMP WHERE DIAMETER OF OUTLET SEWER IS 24" OR LESS.



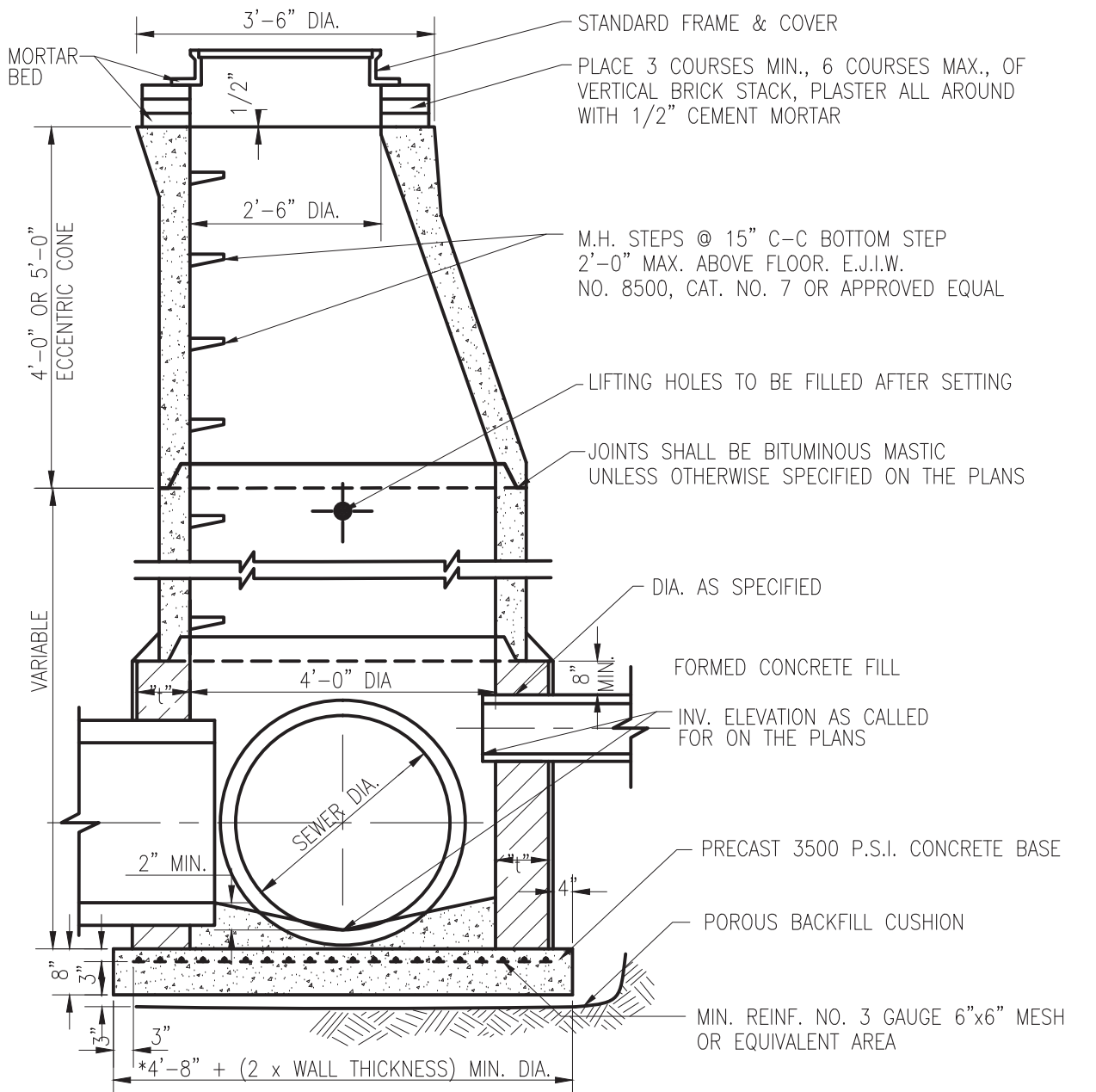
TYPICAL SECTION PRECAST MANHOLE "E"

- NOTES:**
- THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
 - PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



TYPICAL SECTION PRECAST MANHOLE "C"

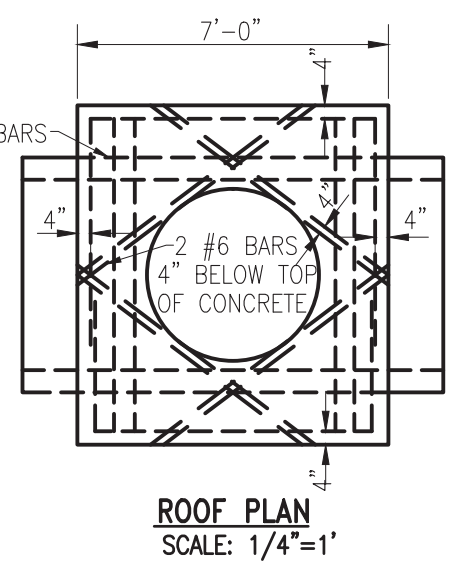
- NOTES:**
- MANHOLE "C" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE 48" OR LARGER DIA. PIPES INTERSECT.
 - PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



TYPICAL SECTION PRECAST MANHOLE "F"

- NOTES:**
- THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
 - PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.
 - DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL, DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

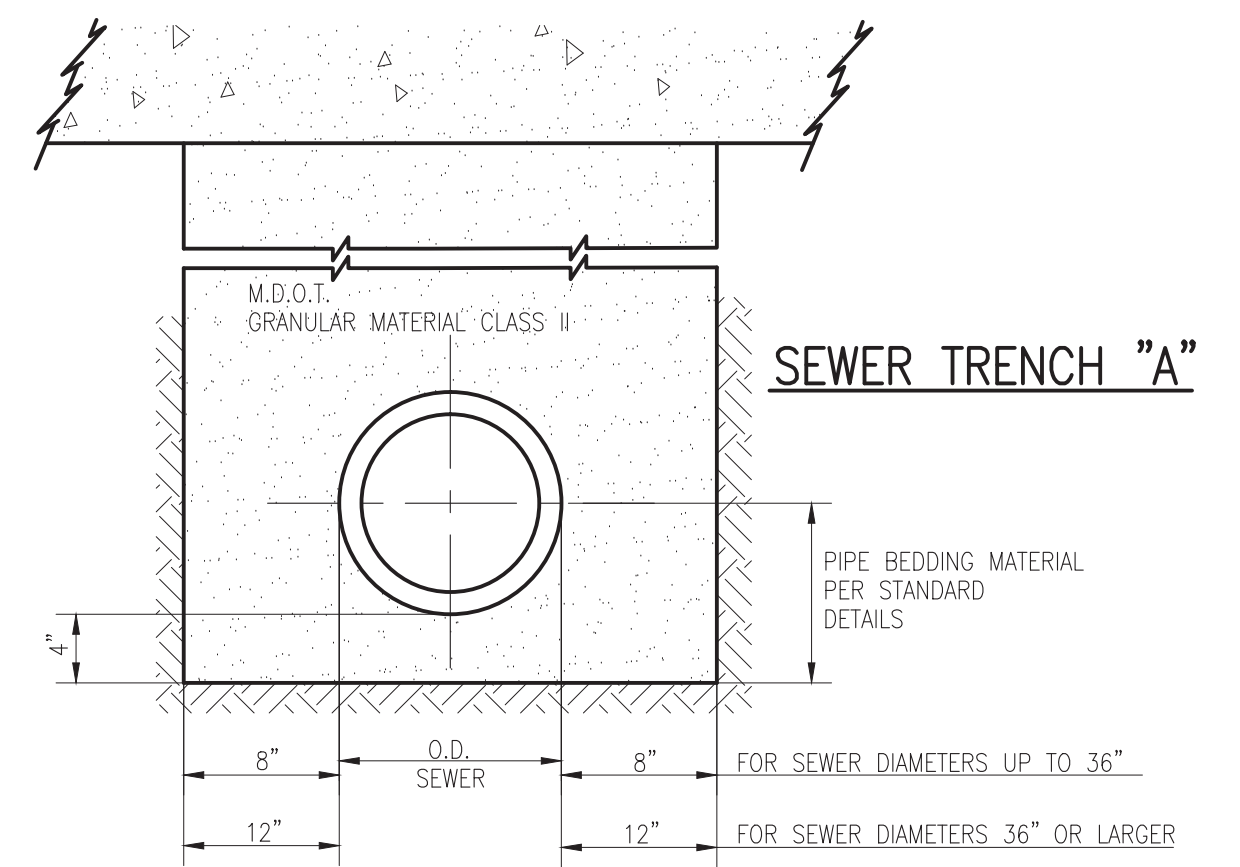
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10"	8"	6"
10'-16"	12"	8"
16" & DEEPER	16"	12"



ROOF PLAN SCALE: 1/4"=1'

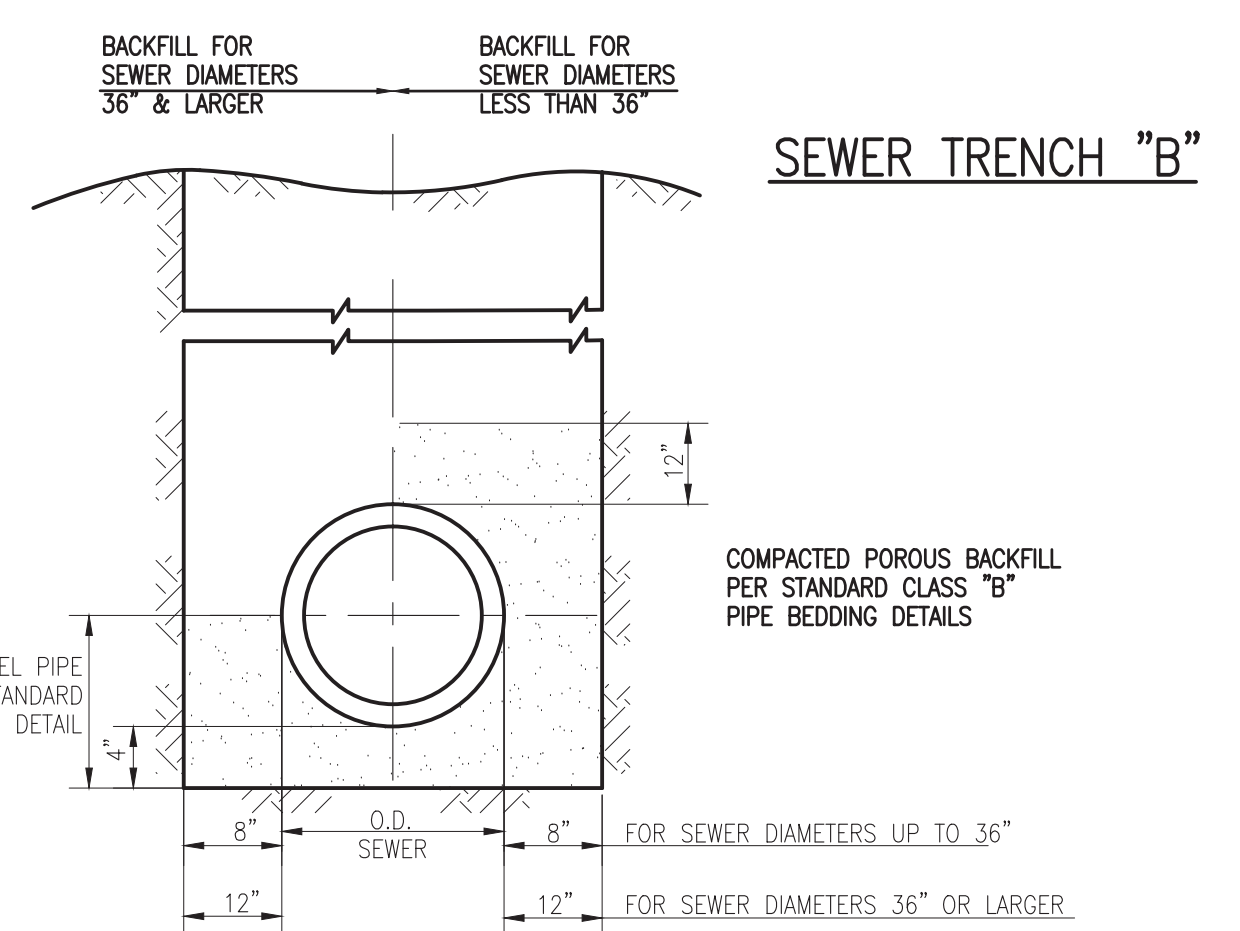
GENERAL NOTES FOR STORM SEWER MANHOLES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI AND YCUA.
- CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE UNITS ("E", "F", AND "I") IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES ("A" AND "B") IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
 - MAXIMUM DIAMETER OF SEWER OUTLET IN ANY PRECAST UNIT SHALL BE 18" (MANHOLE "E" ONLY).
 - NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THAN 24" OF UNDISTURBED PRECAST PIPE OR WOULD REMOVE MORE THAN 30% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
 - STRUCTURES FOR SEWERS LARGER THAN 18", OR THOSE NOT MEETING THE OPENING REQUIREMENTS, SHALL BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT. WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
 - OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER MANHOLE HAS BEEN CONSTRUCTED.
- ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CENTER POINTED.
- A "POURED 3500 P.S.I. CONCRETE BASE" WITHOUT STEEL REINFORCEMENT MAY BE SUBSTITUTED FOR PRECAST BASE WHEN APPROVED BY THE TOWNSHIP ENGINEER. A POROUS BACKFILL CUSHION WILL NOT BE REQUIRED UNDER THE POURED BASE UNLESS CONTRACTOR HAS EXCAVATED BELOW THE REQUIRED ELEVATION, AT WHICH TIME THE ENGINEER WILL DECIDE AS TO THE MERITS OF INCREASING THE THICKNESS OF THE CONCRETE BASE OR THE USE OF A POROUS BACKFILL CUSHION.
- WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, SLAG OR STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
- ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED BY POURING 2500 P.S.I. CONCRETE FILL FROM UNDISTURBED EARTH TO SPRINGLINE.
- WHEREVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES AT 4" CENTER TO CENTER AROUND PERIPHERY OR OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING SECTION OUT.



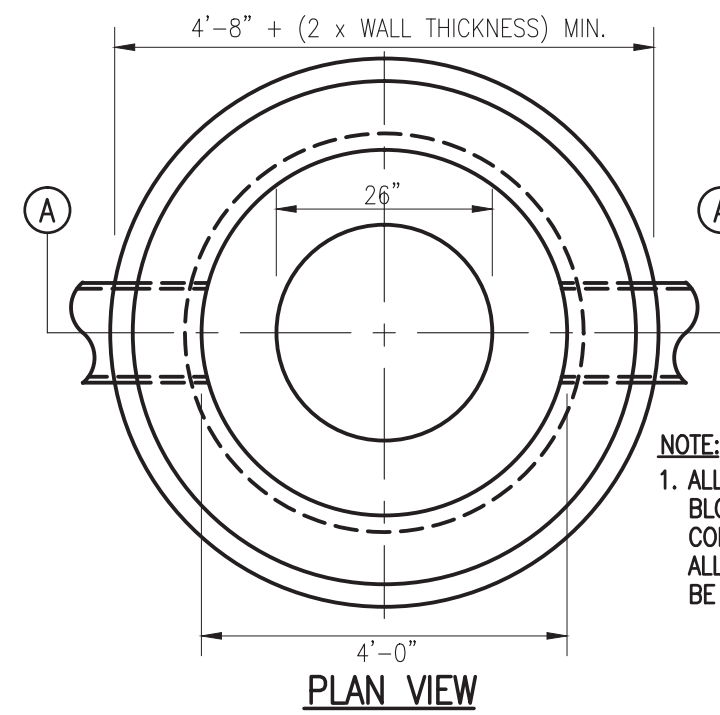
SEWER TRENCH "A"

- NOTES:**
- TRENCH "A" SHALL BE USED UNDER ROAD SURFACES, PAVEMENT, SIDEWALK, CURB, AGGREGATE & PAVED DRIVES AND WHERE THE EDGE OF TRENCH IS WITHIN 3 FEET OF THE PAVEMENT
 - GRANULAR MATERIAL SHALL BE PLACED BY THE "CONTROLLED DENSITY METHOD" OR OTHER MEANS HAVING APPROVAL OF THE ENGINEER AND IS TO BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT

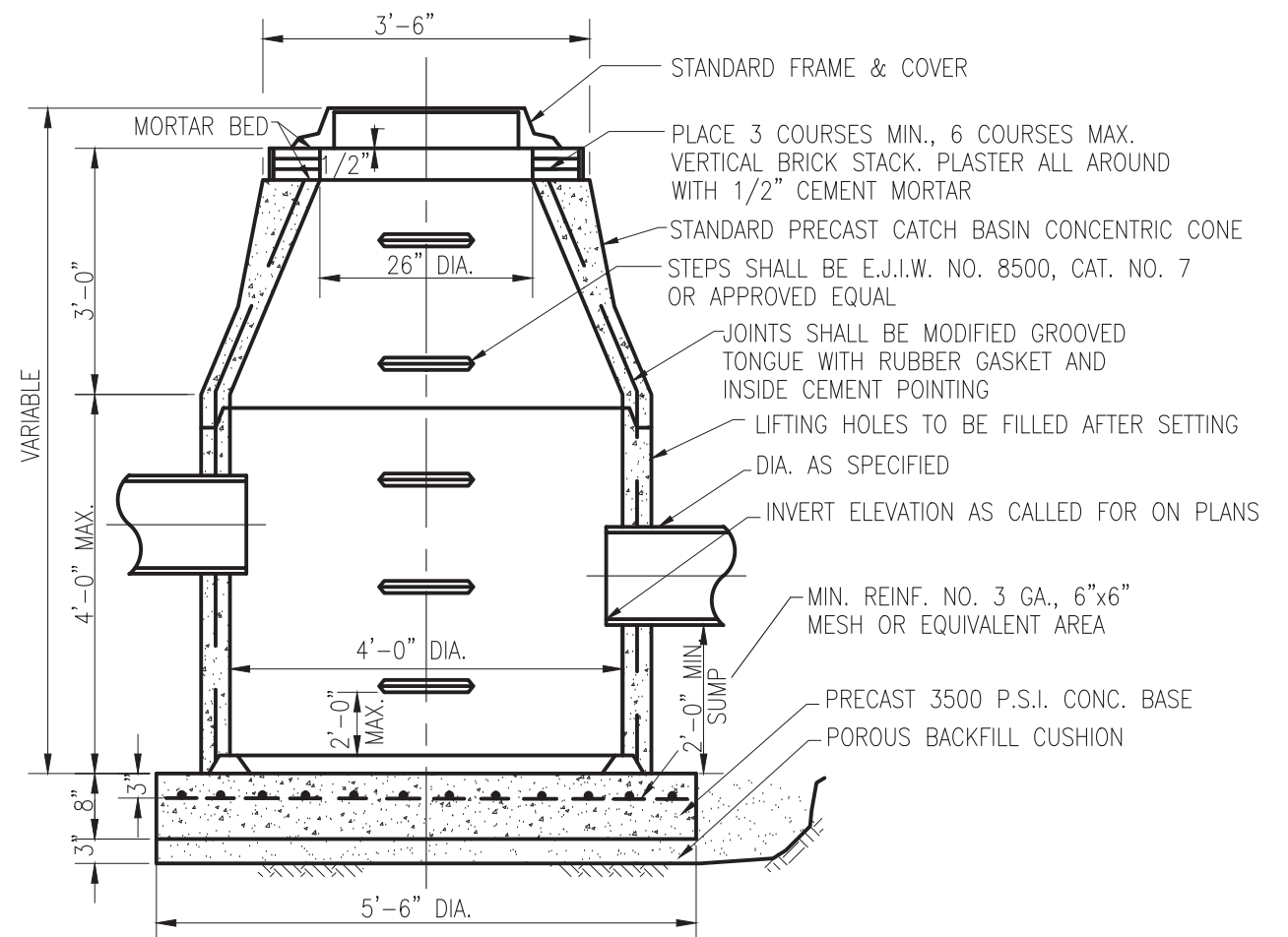


SEWER TRENCH "B"

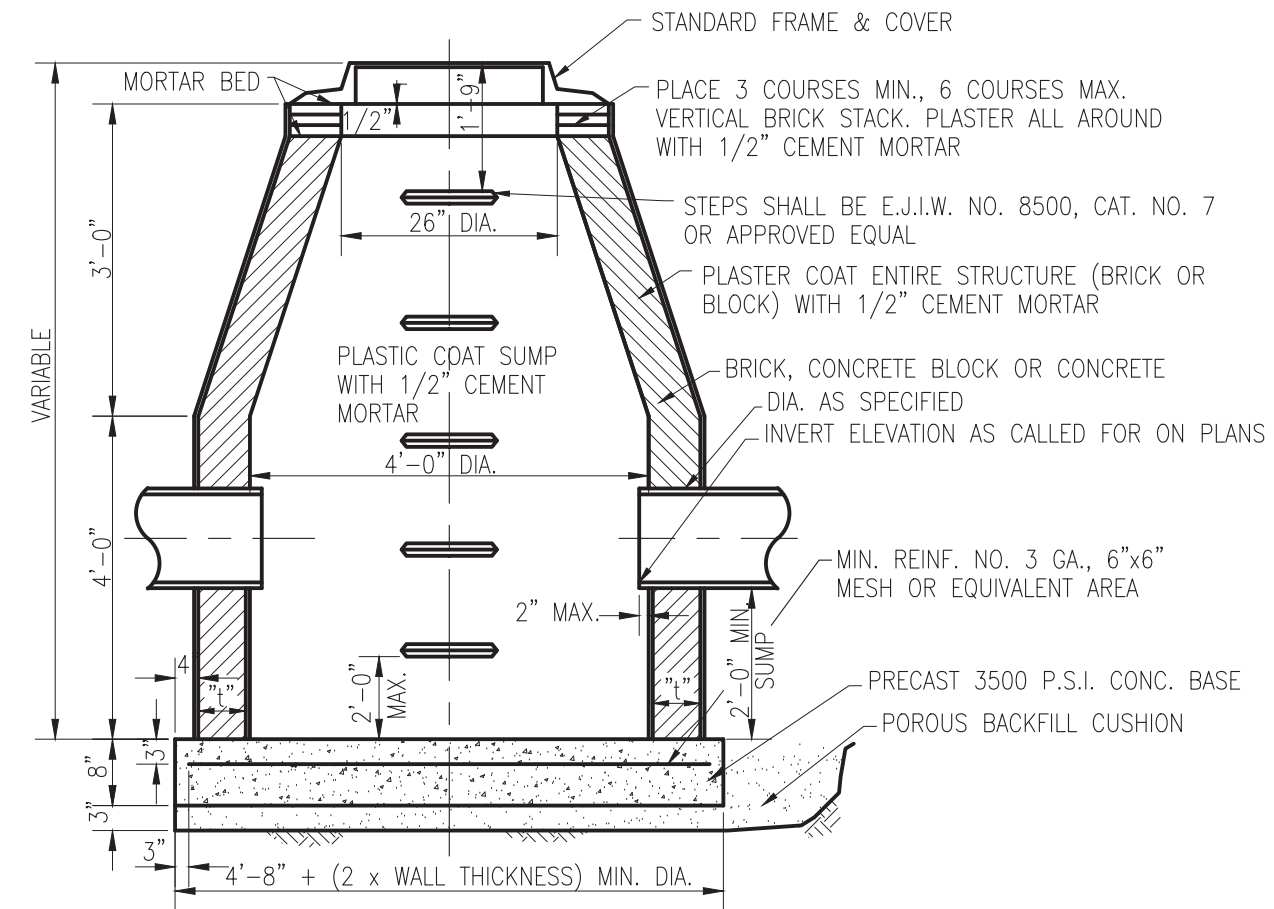
- NOTES:**
- SUITABLE EXCAVATED BACKFILL MATERIAL SHALL BE PLACED IN ONE FOOT LAYERS AND COMPACTED BY MECHANICAL TAMPING OR OTHER EFFECTIVE MEANS HAVING APPROVAL OF THE ENGINEER, TO A DENSITY EQUIVALENT TO THE UNDISTURBED ADJACENT SOIL
 - TRENCH "B" SHALL BE USED UNDER CONDITIONS OTHER THAN SPECIFIED FOR TRENCH "A"



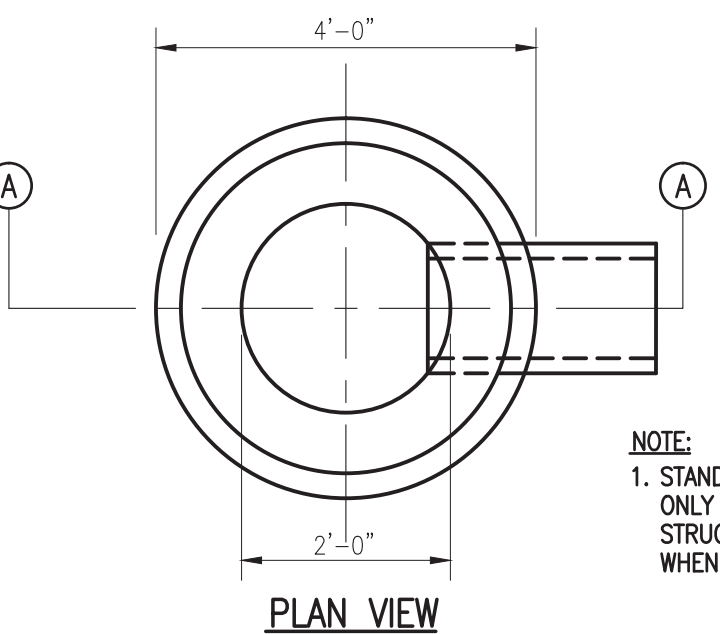
NOTE:
1. ALL VERTICAL HOLES IN CONCRETE BLOCK STRUCTURE WALL SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.



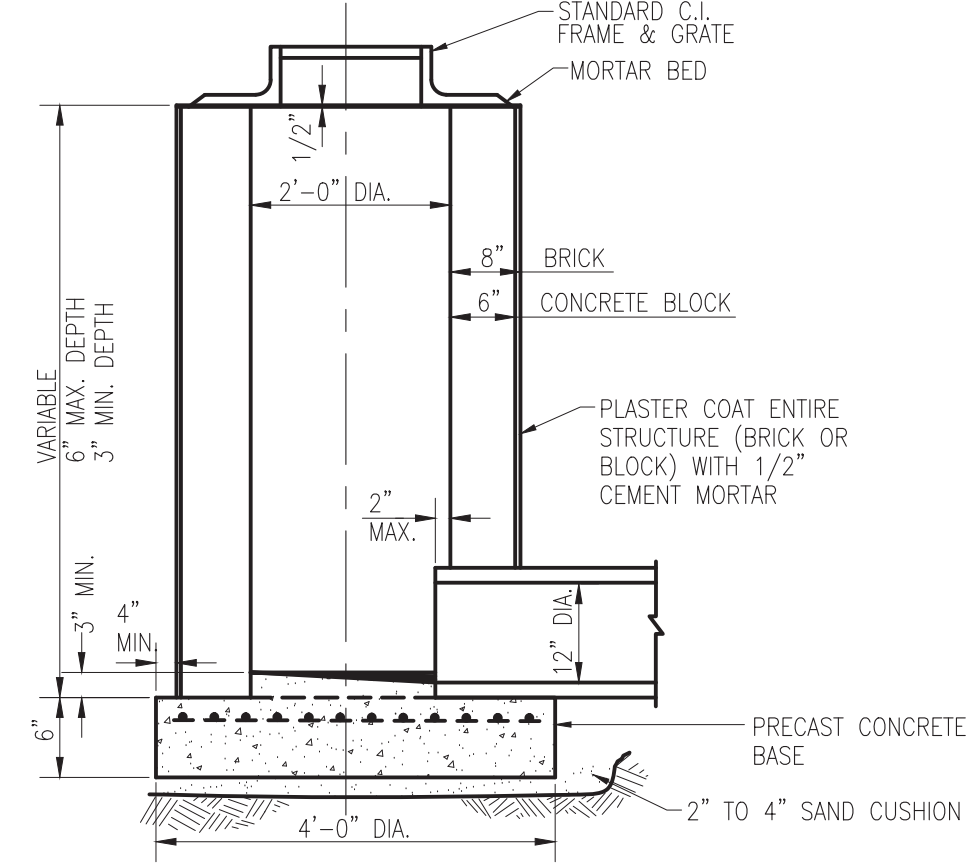
CROSS-SECTION CATCH BASIN "B"



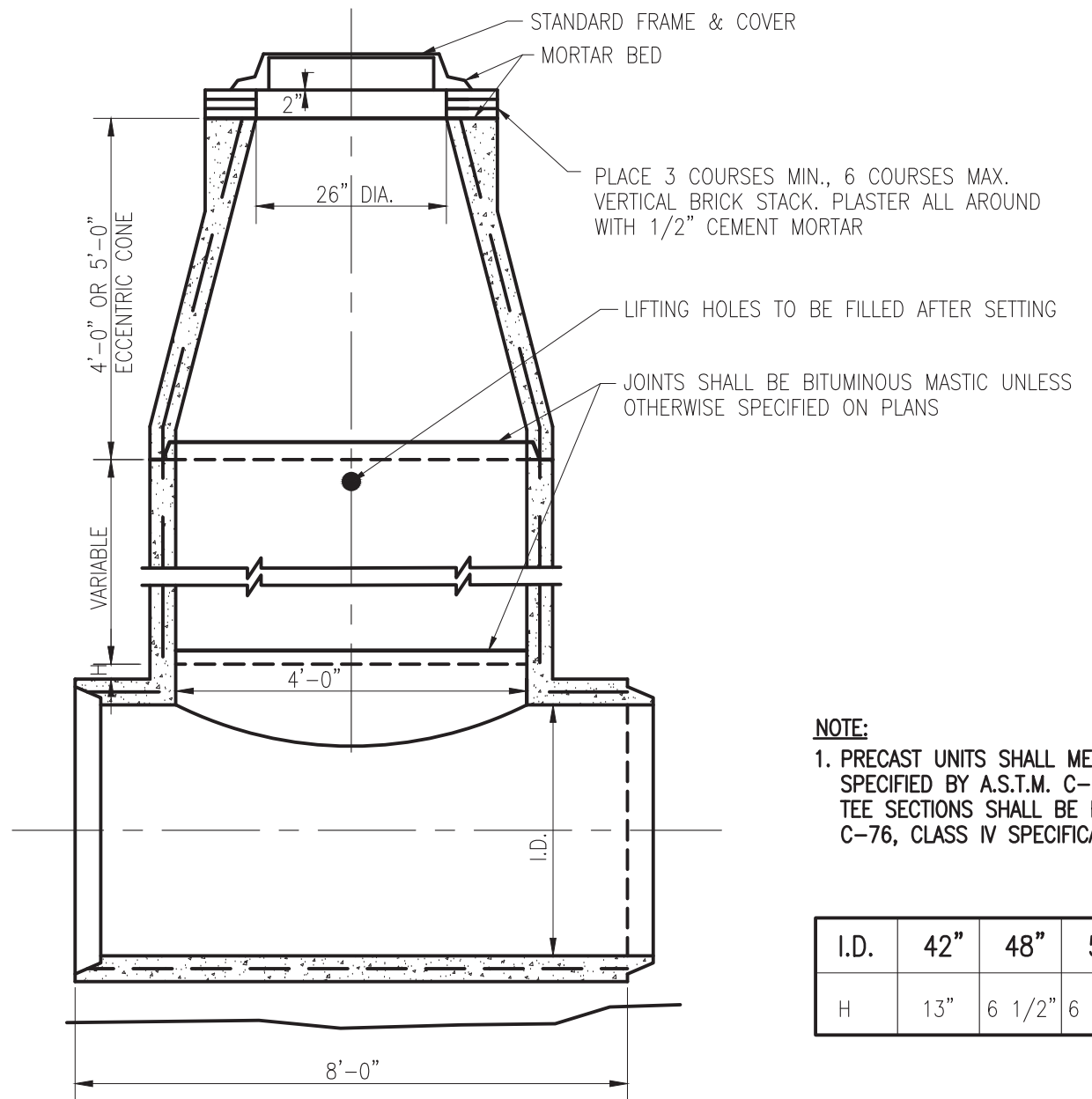
SECTION A-A CATCH BASIN "A"



NOTE:
1. STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH

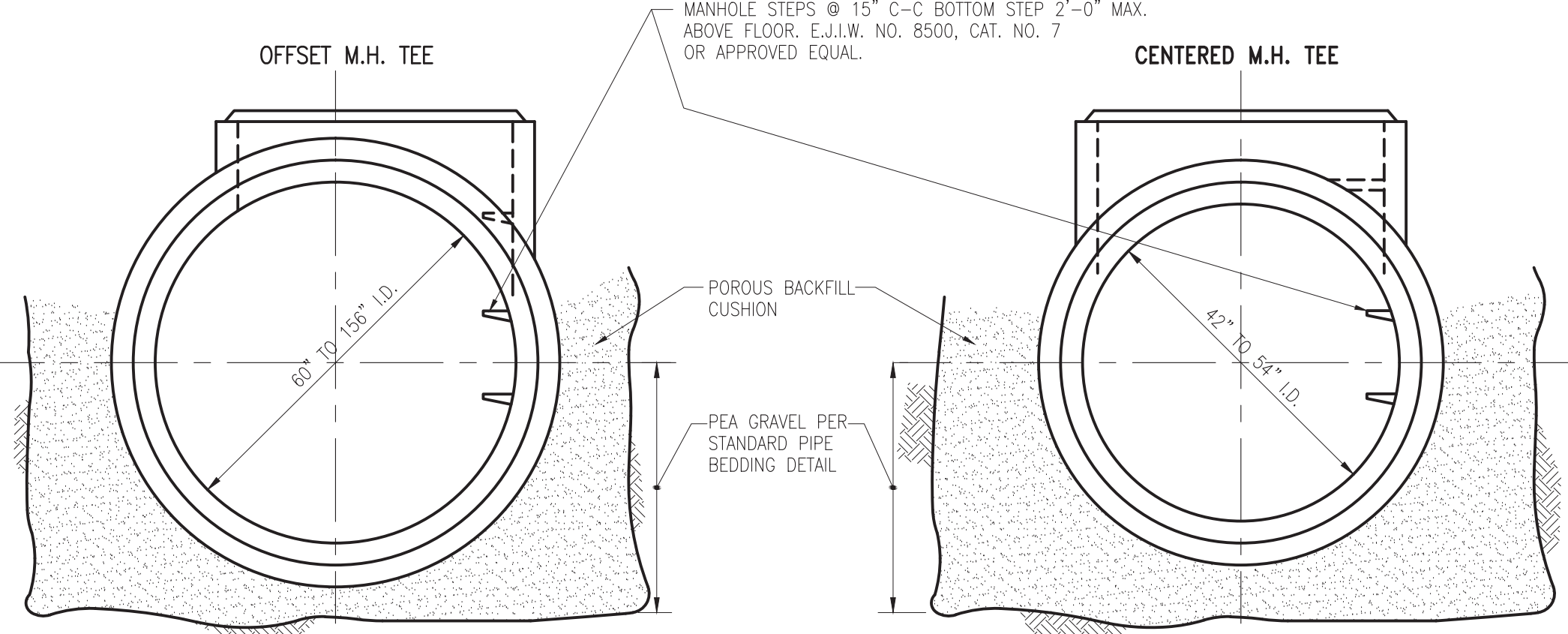


SECTION A-A STANDARD INLET

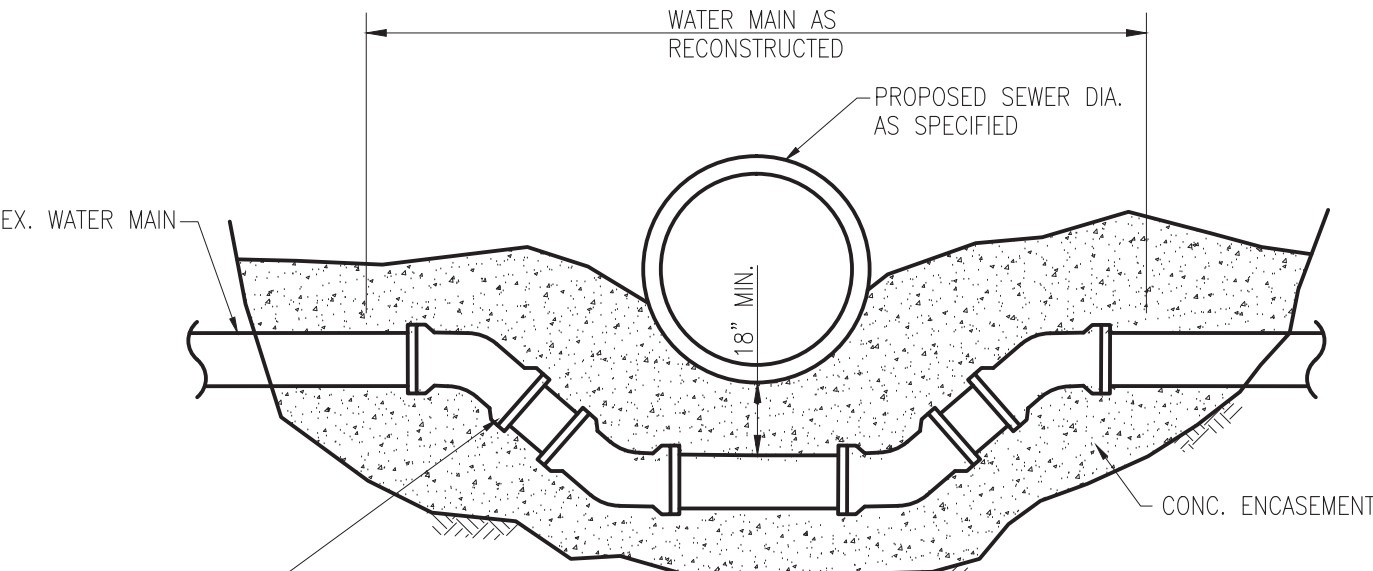


NOTE:
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68. ALL MANHOLE TEE SECTIONS SHALL BE REINFORCED TO A.S.T.M. C-76, CLASS IV SPECIFICATIONS

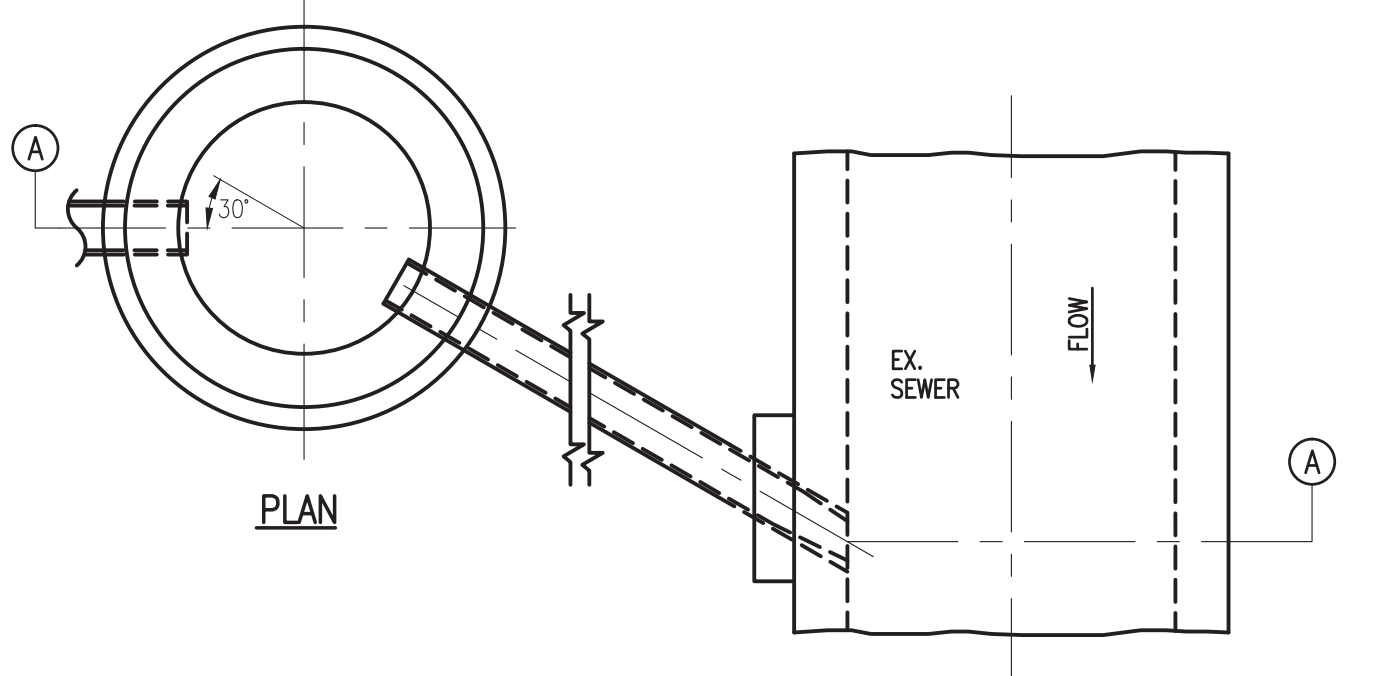
H DIMENSION	
I.D.	42" 48" 54" 60" 66" 72" 78" 84" OVER 84"
H	13" 6 1/2" 6 1/2" 1" 1 3/4" 2 1/2" 4" 6" 7"



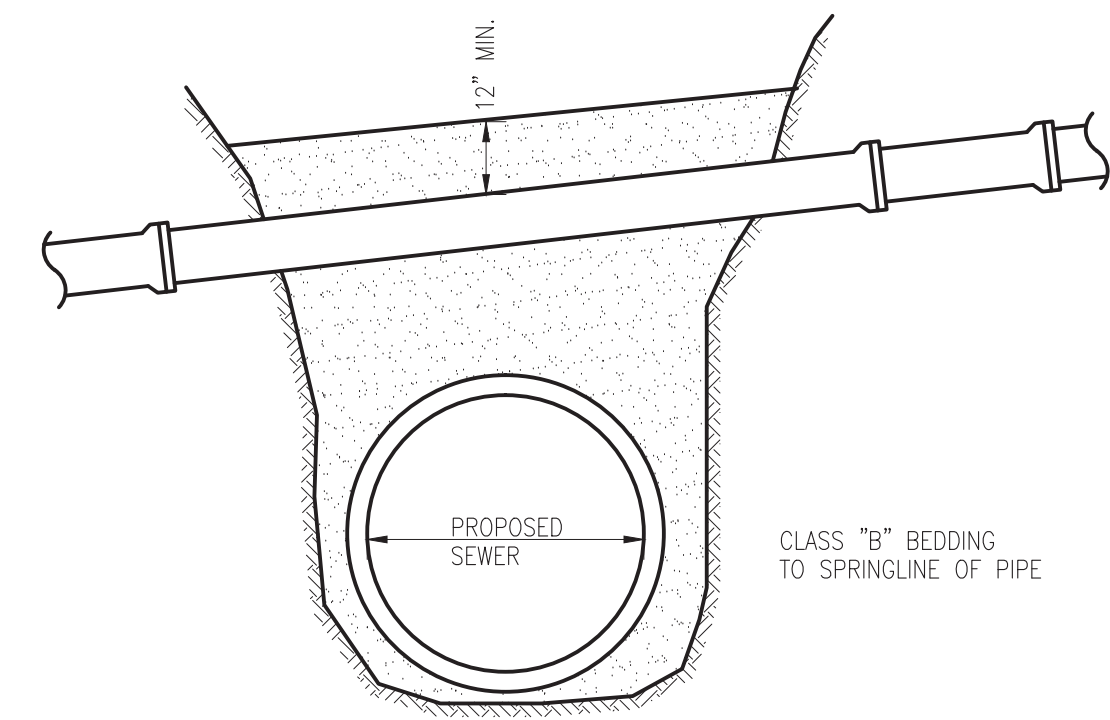
PRECAST MANHOLE "T"



WATER MAIN CROSSING

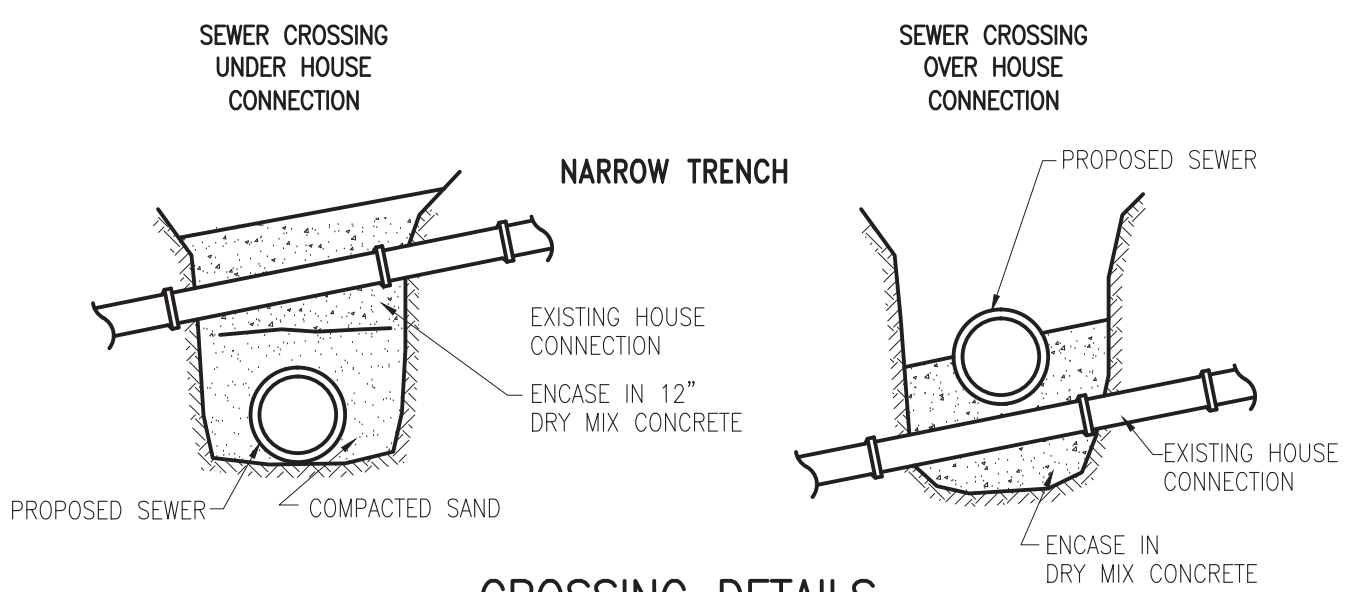


SECTION A-A TYPICAL CONNECTIONS TO EXISTING SEWERS



HOUSE CONNECTION CROSSING

NOTE:
1. M.D.O.T. GRANULAR MATERIAL CLASS II PLACED IN 6" LAYERS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM UNIT WEIGHT TO A HEIGHT OF 12" ABOVE THE TOP OF THE SEWER LEAD.



CROSSING DETAILS

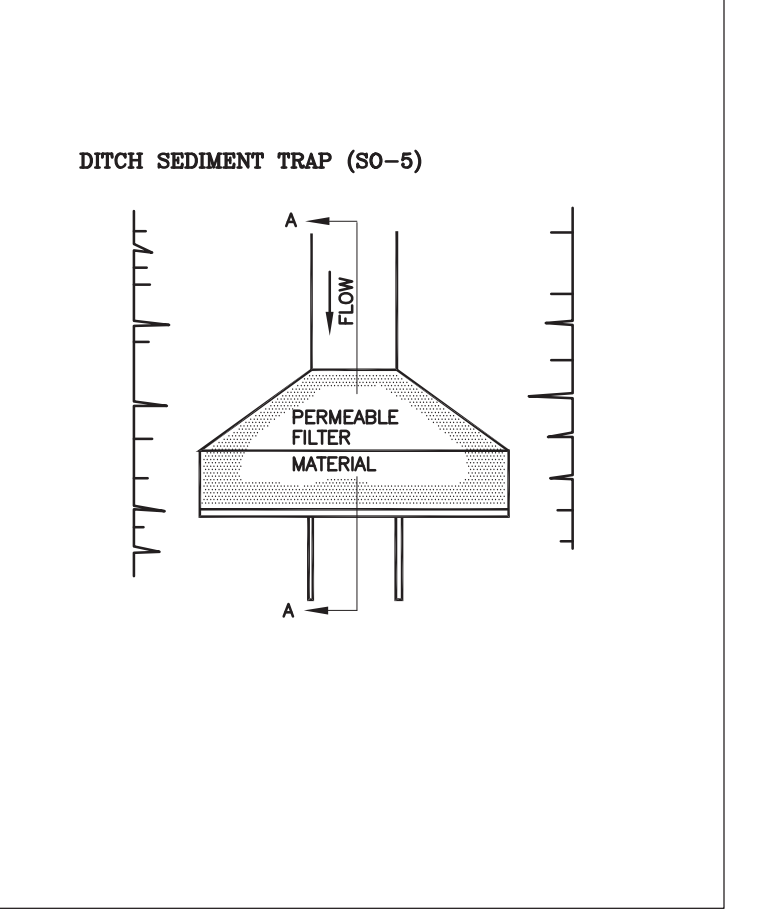
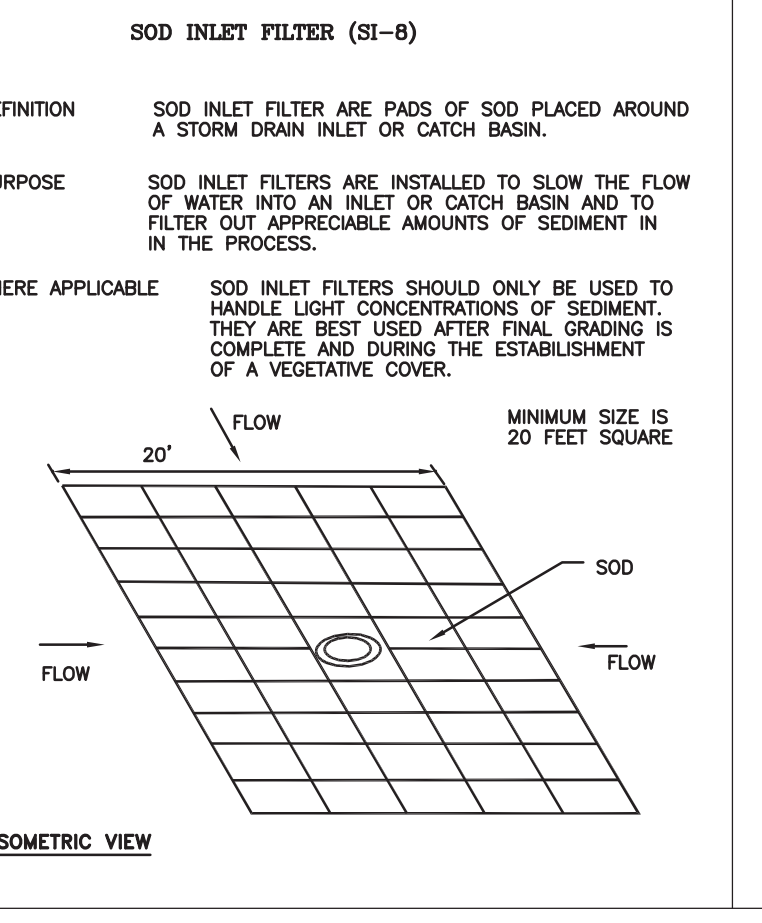
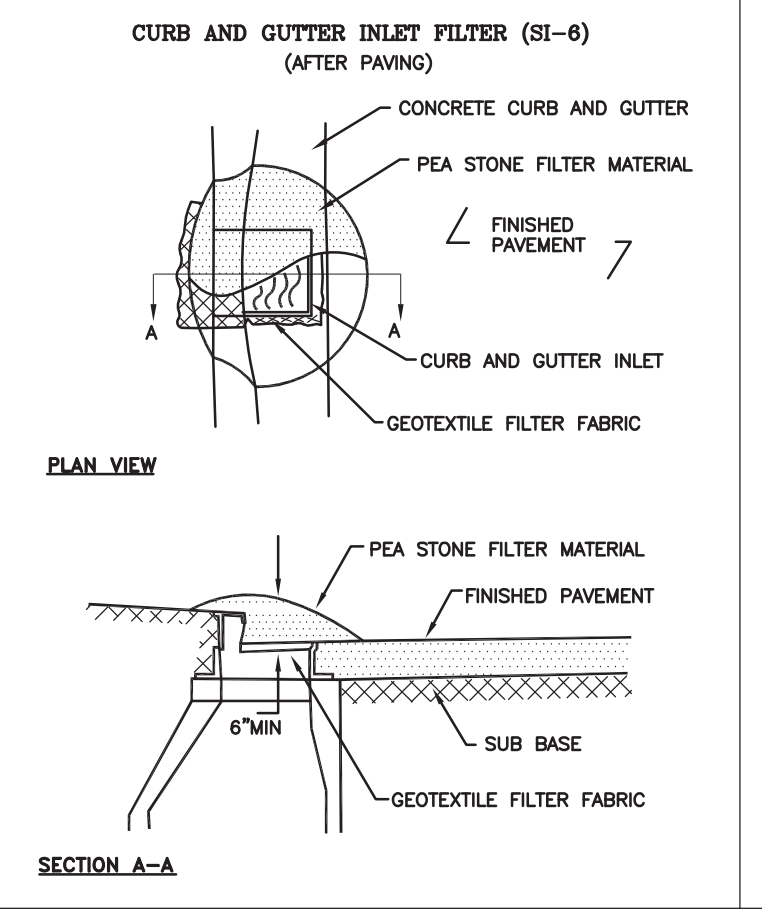
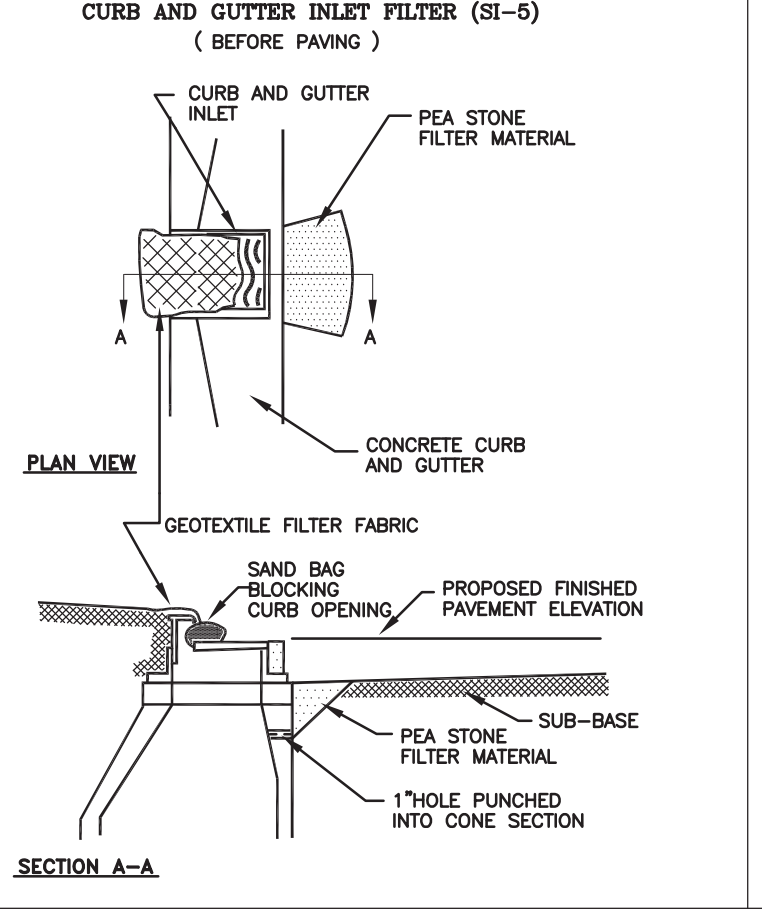
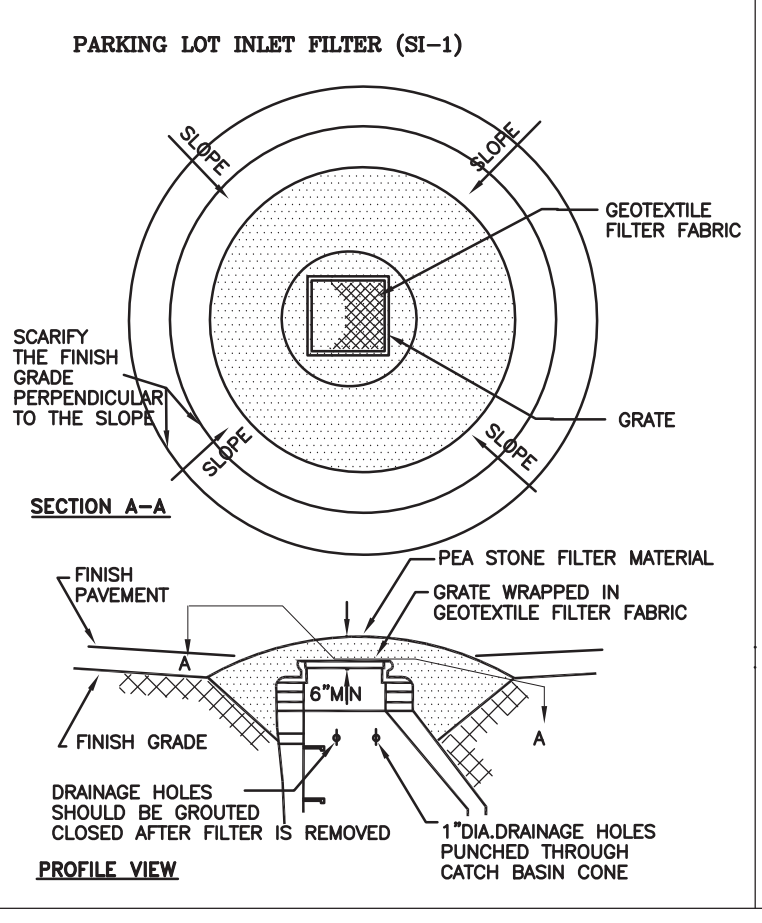
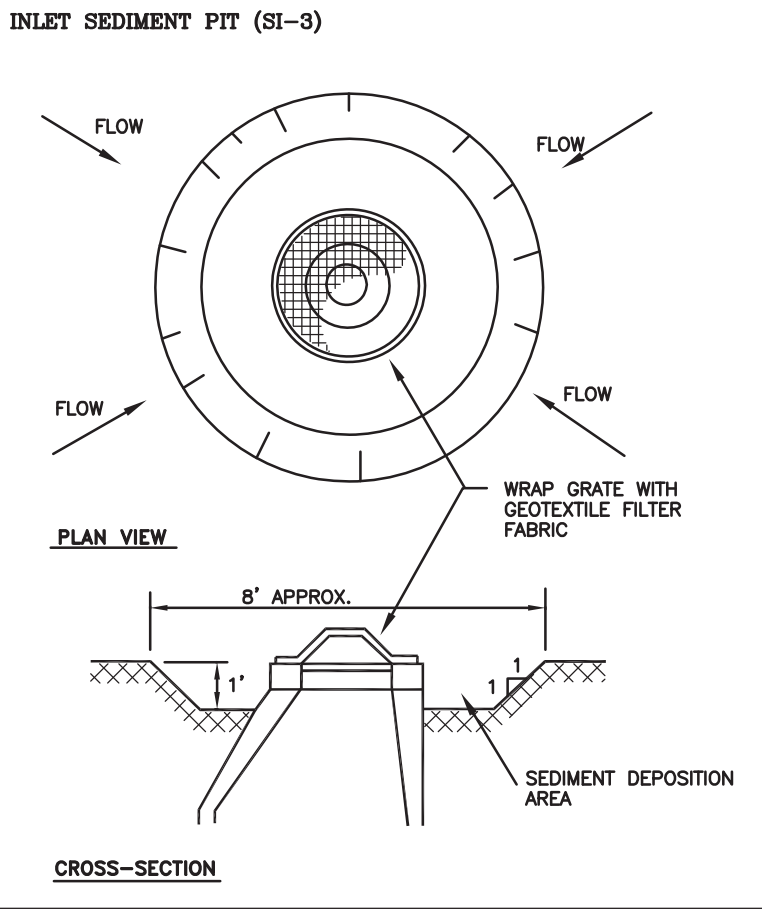
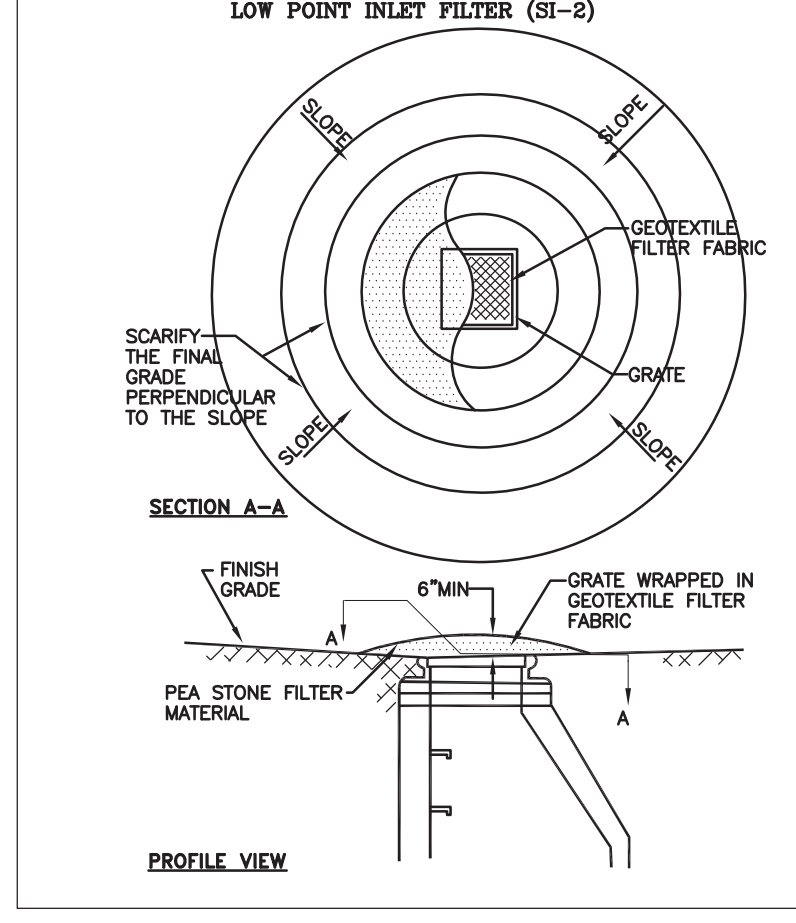
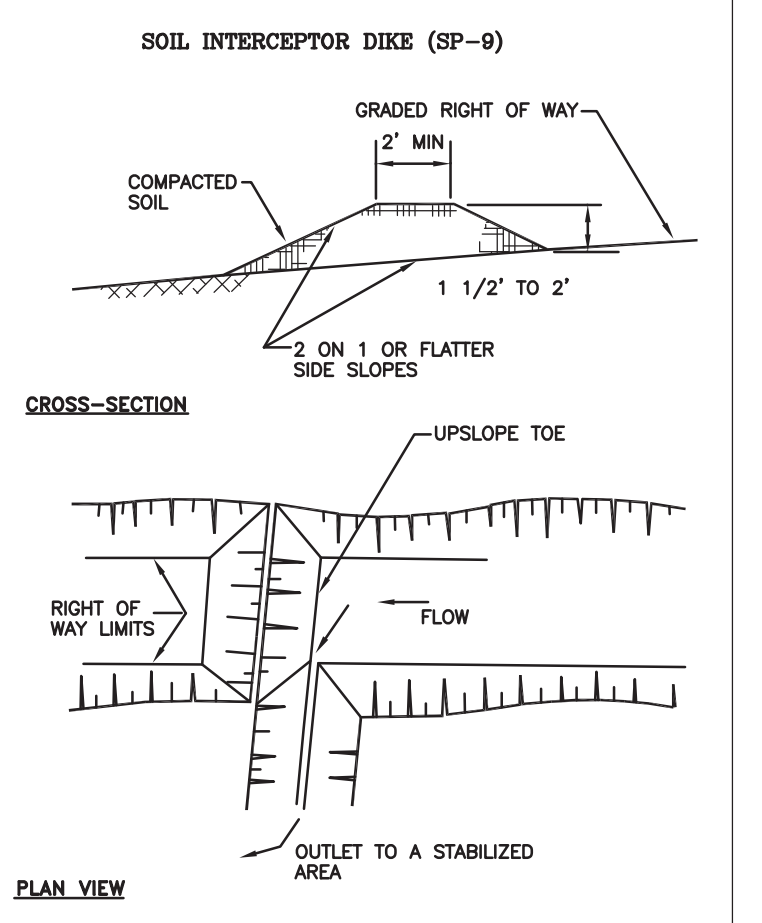
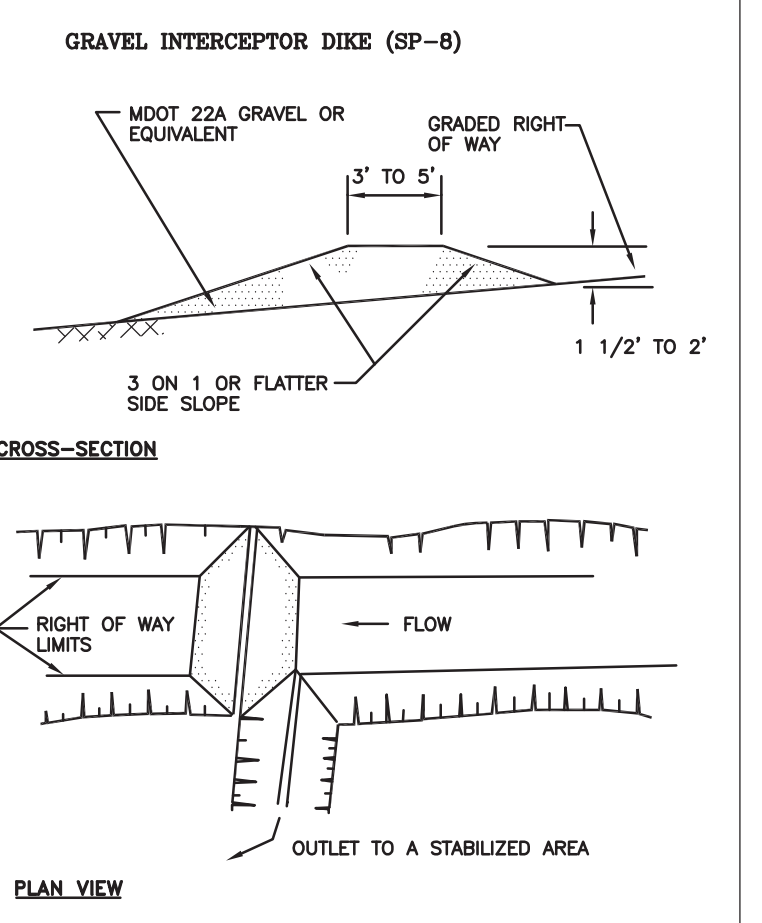
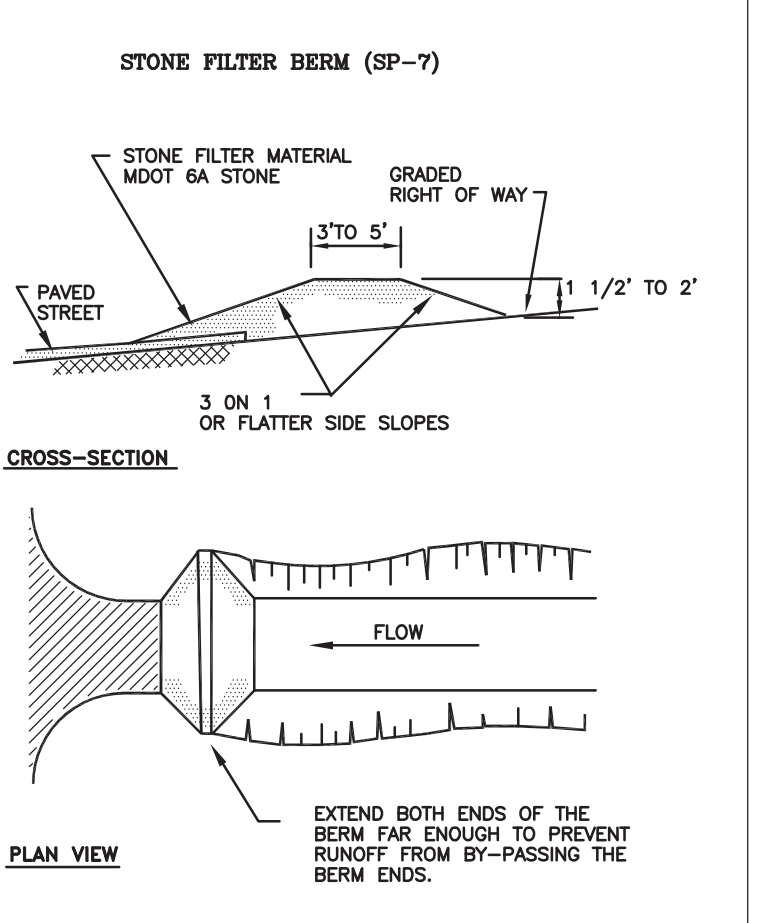
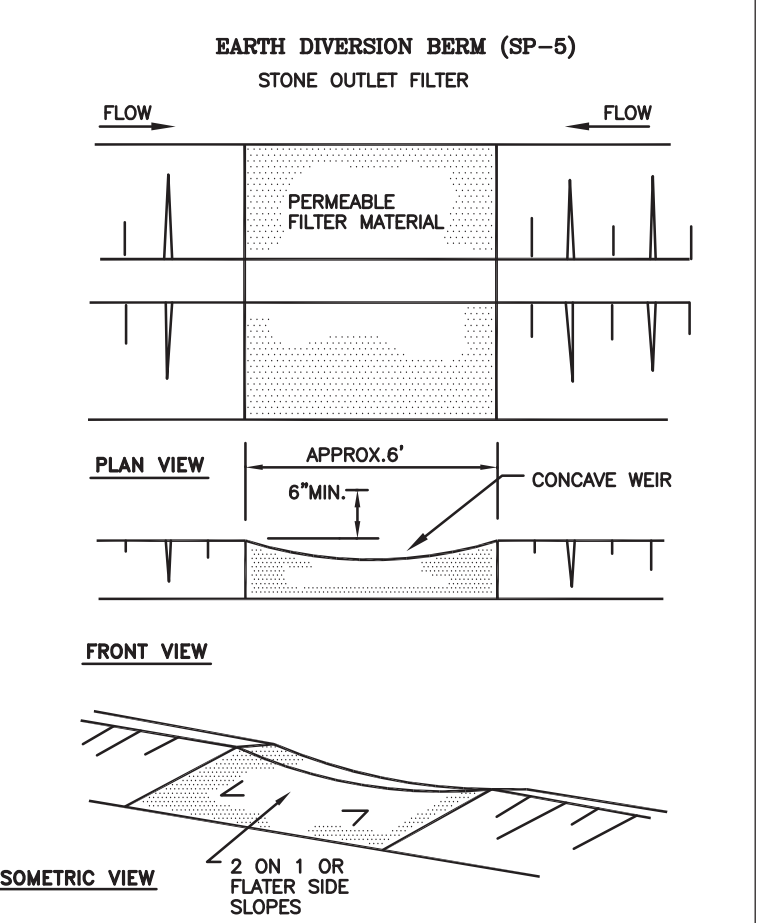
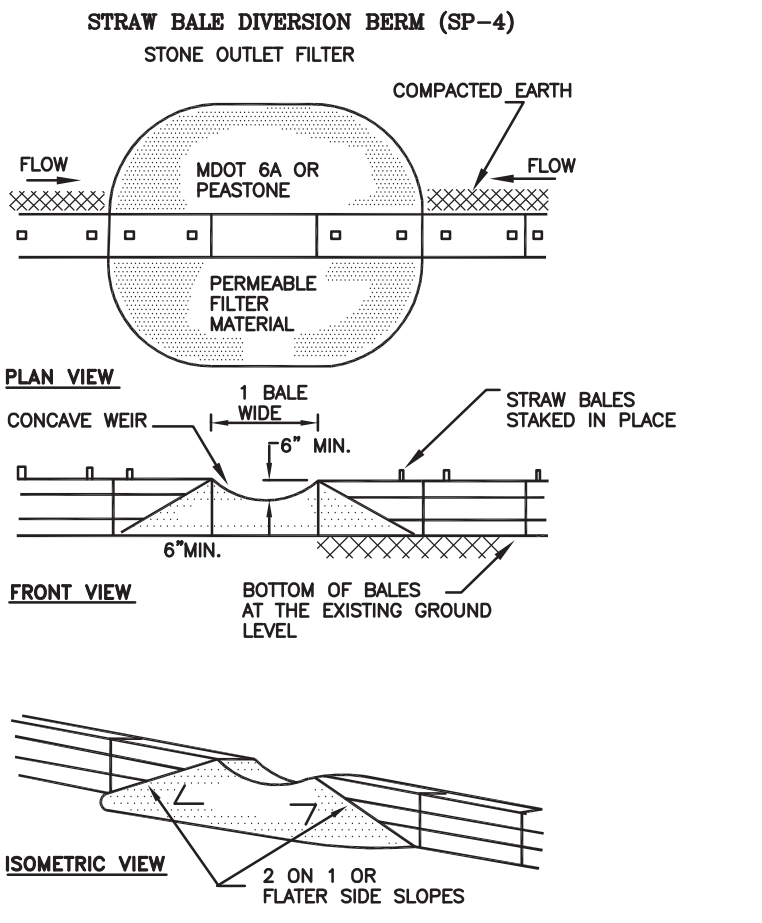
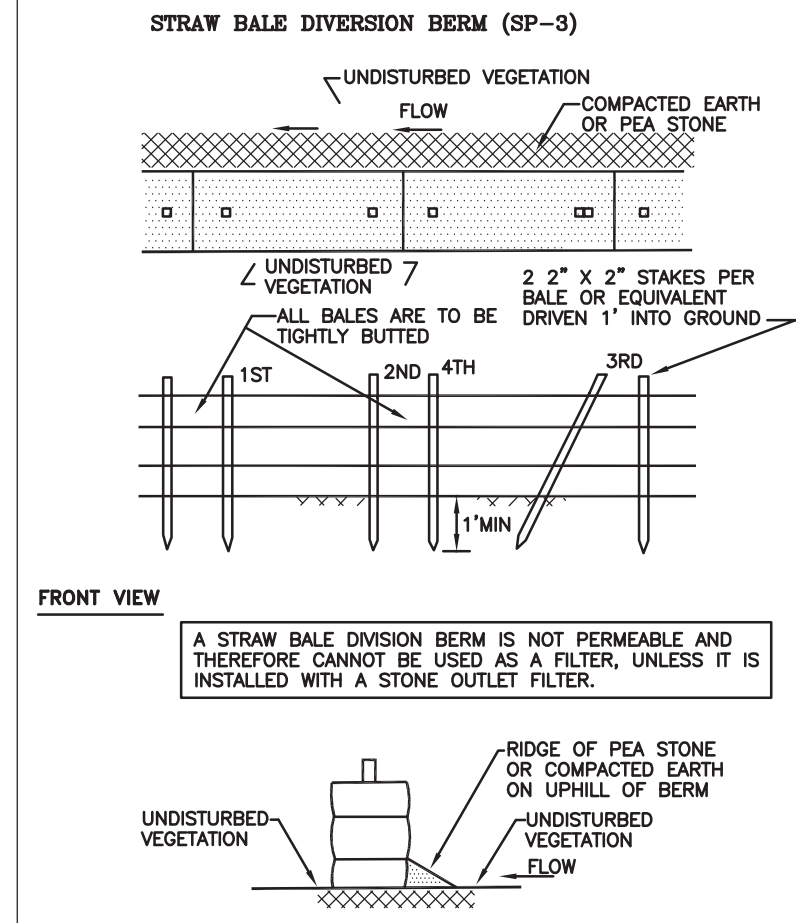
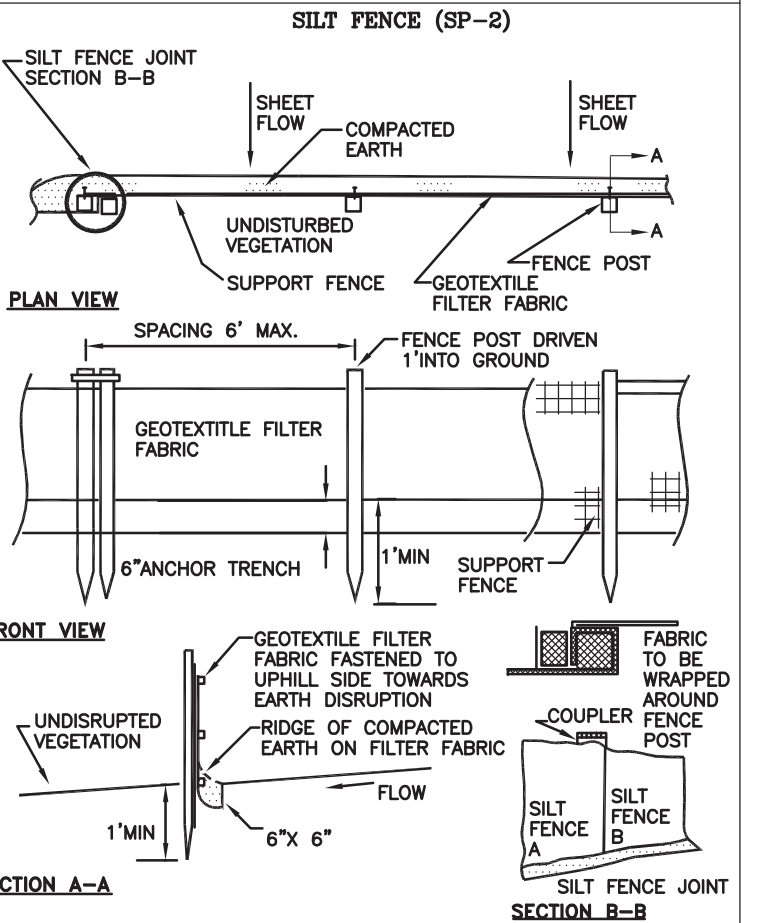
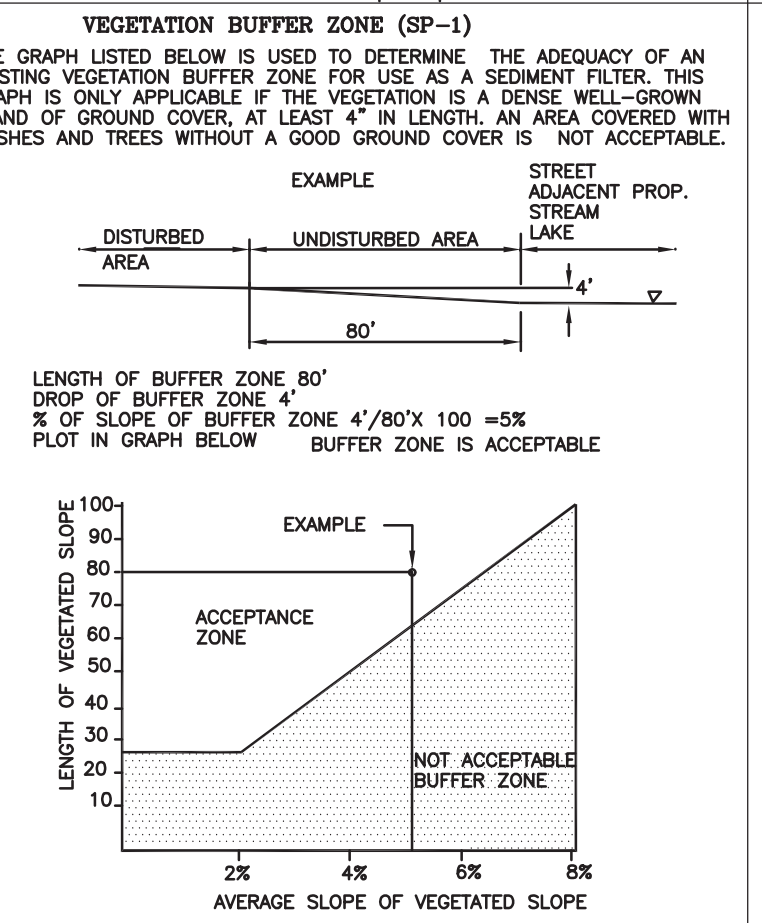
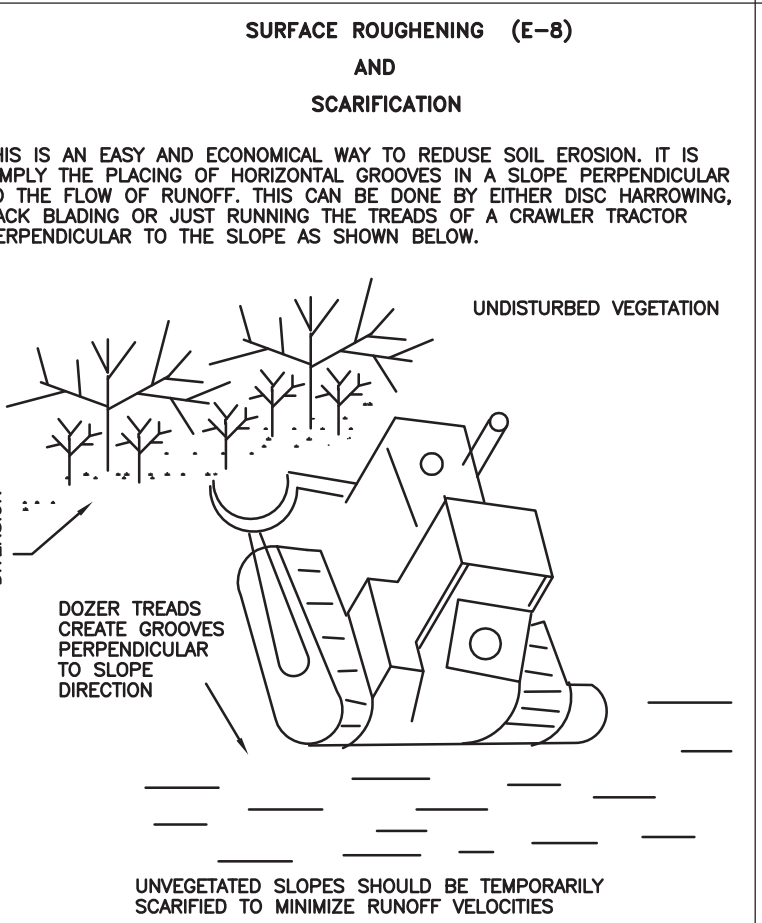
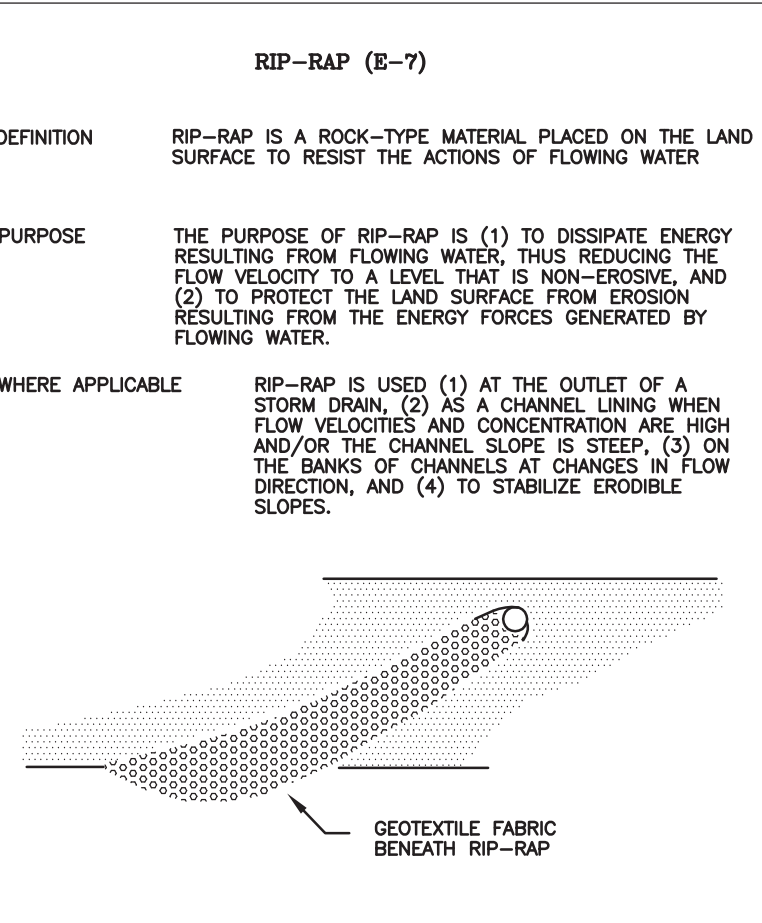
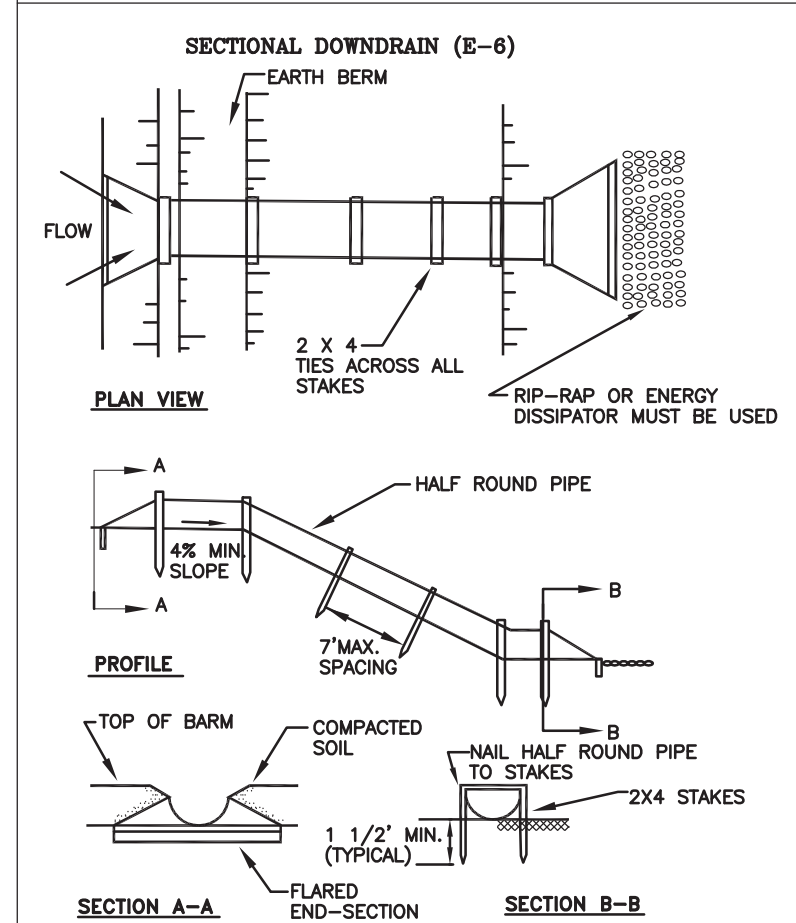
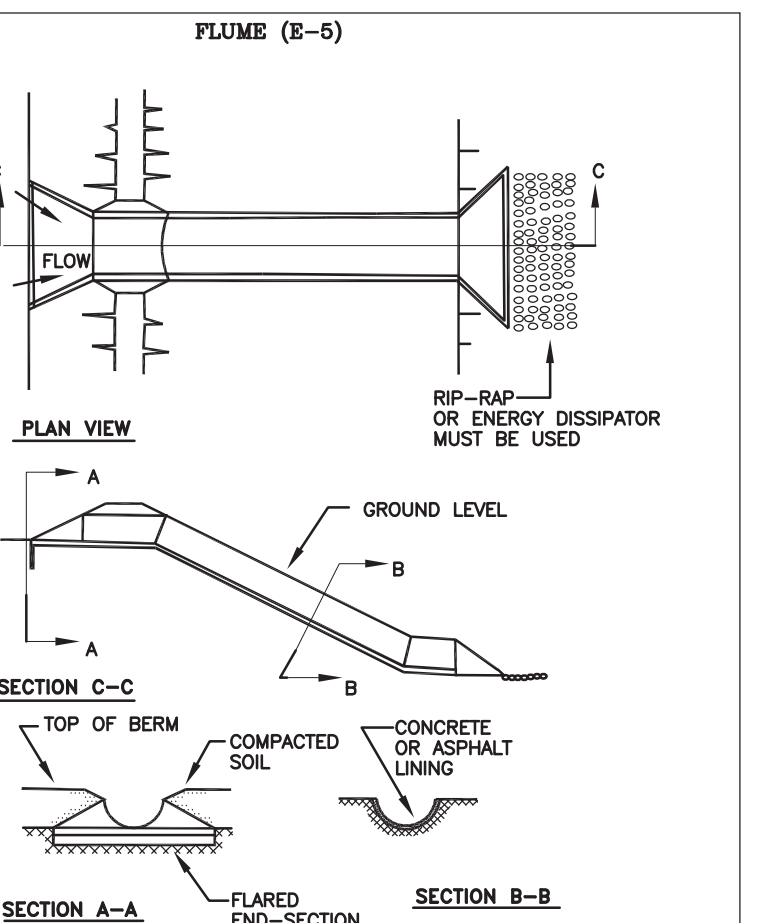
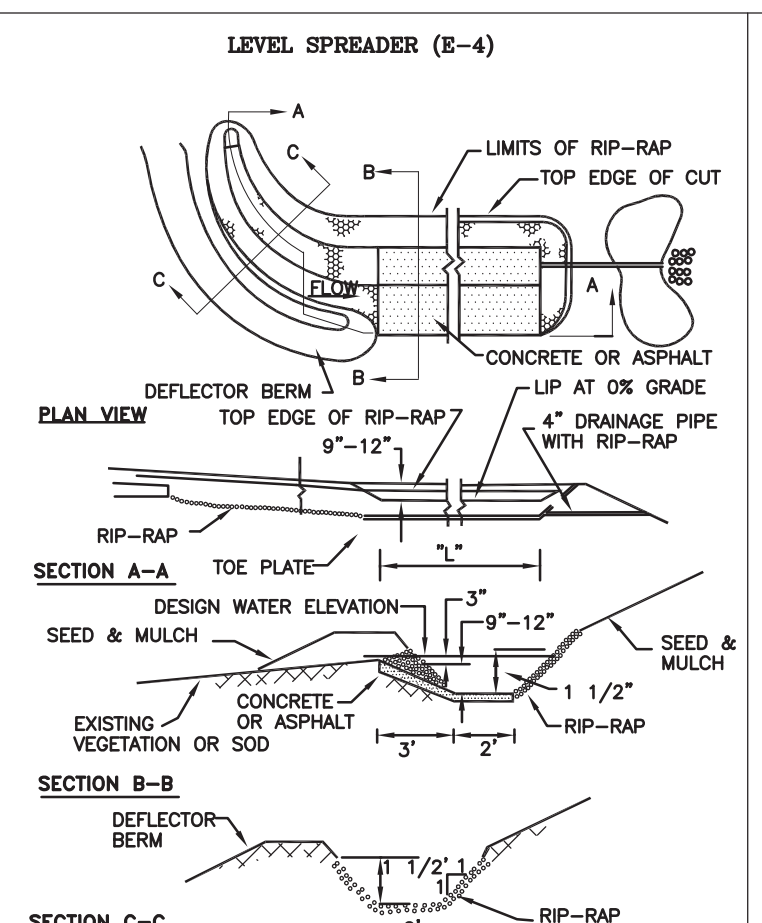
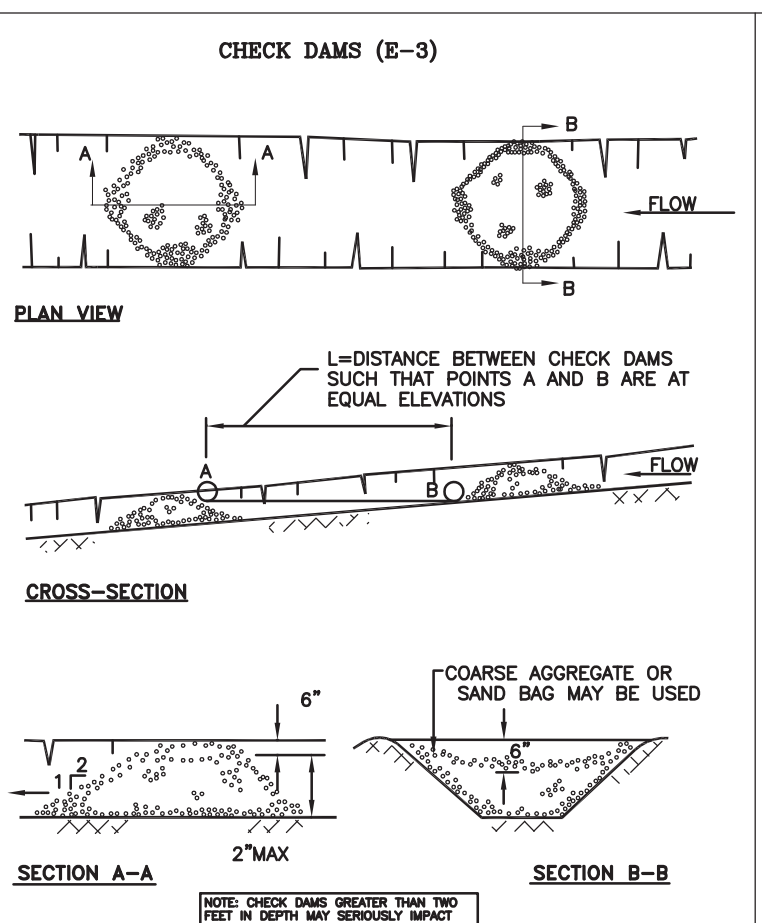
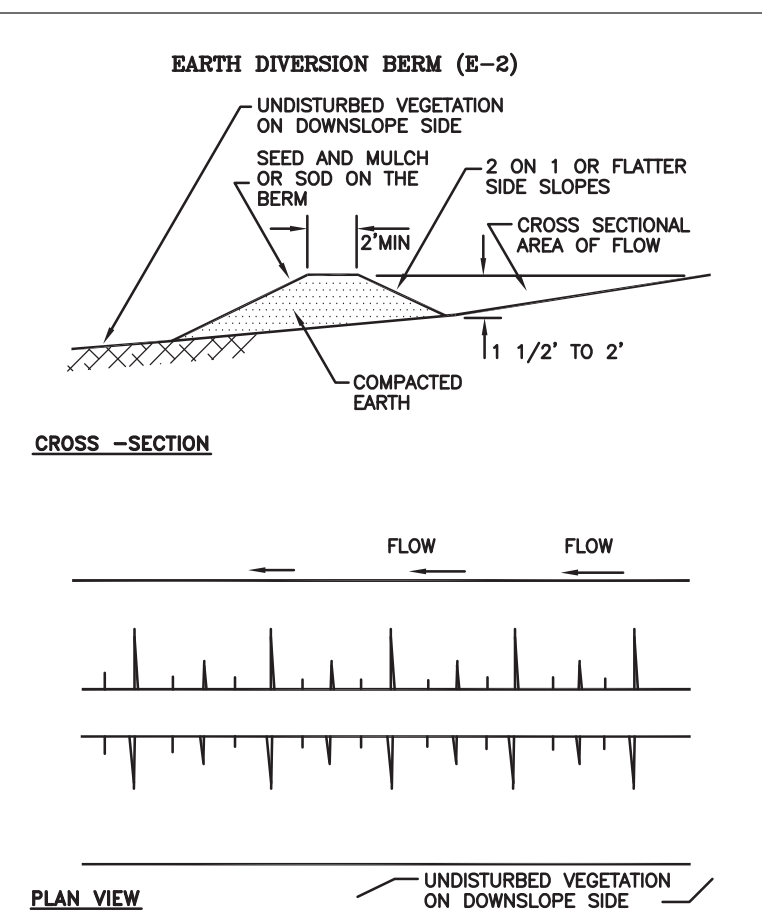
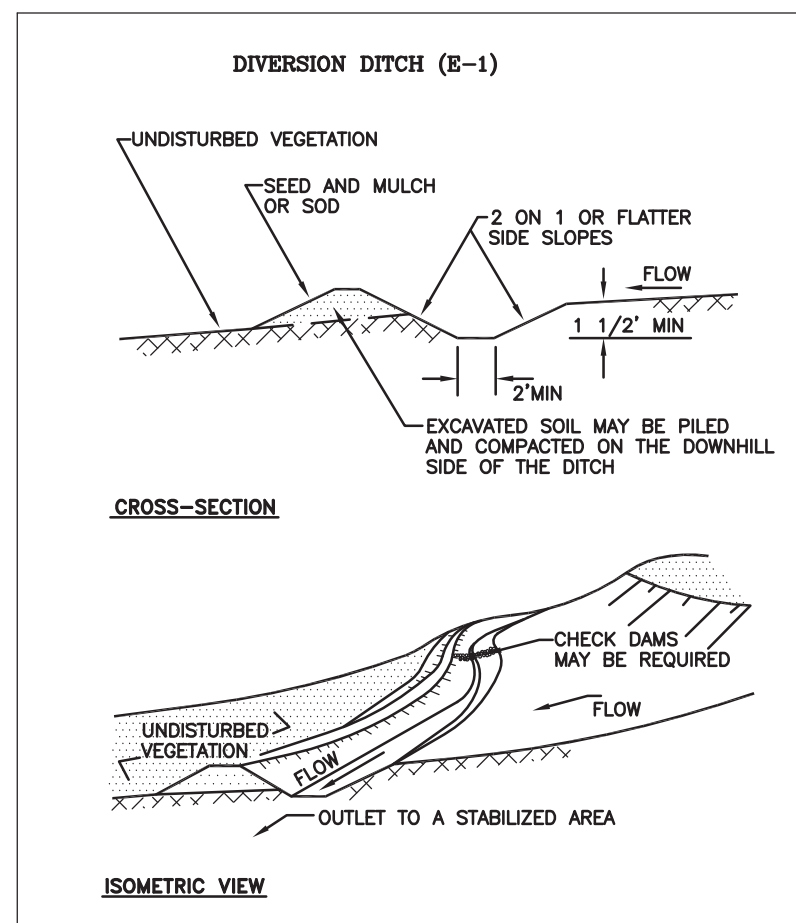
NOTE:
1. WHEN UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED STONE, SLAG OR DRY MIX CONCRETE SHALL BE USED TO BACKFILL THE TRENCH TO A HEIGHT 12" ABOVE THE TOP OF THE SEWER LEAD.

DATE	CADD	ENG. ARCH	PROJ. MGR	SECTION	TOWN	RANGE	COUNTY	CITY/TOWNSHIP	H:	SCALE	V:	JOB #	VERT. DATUM

RULE 323.1703
SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

A PERSON SHALL PREPARE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR ANY EARTH CHANGE IDENTIFIED IN R 323.1704. A PERSON SHALL DESIGN THE PLAN TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND SEDIMENTATION AND SHALL IDENTIFY FACTORS THAT MAY CONTRIBUTE TO SOIL EROSION OR SEDIMENTATION, OR BOTH. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

- (A) A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENFORCING AGENCY. A MAP SHALL INCLUDE A LEGAL DESCRIPTION AND SITE LOCATION SKETCH THAT INCLUDES THE PROXIMITY OF ANY PROPOSED EARTH CHANGE TO LAKES OR STREAMS, OR BOTH; PREDOMINANT LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.
- (B) A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.
- (C) DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:
 - (i) A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.
 - (ii) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DEWATERING FACILITIES.
 - (iii) THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.
 - (iv) THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - (v) A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.
 - (vi) A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE DESIGNATION OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.



REVISIONS:	ISSUE NO.	BID DATE
	B.G. DRN.	DATE
	TOPO DRN.	DESIGN
	PROFILE DRN.	ENG. DRN.
	APPROVED	SCALE
	V:	
	H: NTS	

YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS

ORCHARD, HILTZ & McCLIMENT, INC.

34000 Plymouth Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

CLIENT: YPSILANTI TOWNSHIP

TITLE: SOIL EROSION CONTROL PLAN REQUIREMENTS

DATE: 03/25/04

DESIGNER: B.G. DRN.

ENGINEER: H. NTS

SCALE: AS SHOWN

SHEET: _____

JOB NO. _____

Memo and Grant of Permission

To: All governmental bodies and utility providers

From: Amer Kasham and Ronny Furha – landowners

Re: 2675 Washtenaw Ave Ypsilanti MI (Parcel ID K01106304004)

The undersigned landowners of the property commonly known as 2675 Washtenaw Ave, Ypsilanti, MI have entered a contract to sell this property. As part of the contract the buyers must obtain permission for city, county, and state officials to develop the property as an express tunnel car wash. We, the landowners, here grant authority to Stonefield Engineering, 607 Shelby Street, Suite 200, Detroit, MI 48226, and DA Contracting Inc 28575 Greenfield Rd. Southfield, MI 48076 to apply for all zoning, planning, building inspection, and utility changes and improvements as they deem necessary to obtain approval to build and obtain utilities for an express tunnel car wash. We authorize these two entities to do so in our name as the current landowners.

Dated February 5, 2024

 *Amer Kasham* 02/07/24

Amer Kasham

 *Ronny Furrha* 02/09/24

Ronny Furha

ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT

This assignment is made and entered into by and between 2675 Washtenaw, LLC, a Michigan limited liability company ("**Assignor**"), and EROP, LLC, an Illinois limited liability company ("**Assignee**"). The **Effective Date** of this agreement is the date of the last signature to this agreement.

RECITALS:

A. Amer Kasham and Ronny Furrha, as tenants in common, ("**Seller**"), and Assignor are parties to that certain Real Estate Purchase Agreement dated February 16, 2023 which has been amended from time to time ("**Purchase Agreement**"), with respect a parcel of real estate containing 1.53 acres located 2675 Washtenaw Ave, Ypsilanti Township, MI bearing a parcel ID of K01106304004 and more particularly described in the Purchase Agreement (the "**Premises**") attached as Exhibit A and as further shown in the aerial photograph attached as Exhibit B.

B. Assignor desires to assign, and Assignee desires to assume, the Purchase Agreement on the terms and conditions set forth below.

NOW, THEREFORE, for \$10.00 and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

1. Assignment and Assumption of Purchase Agreement. Assignor hereby sells, assigns, conveys, transfers, sets over, and delivers unto Assignee the Assigned Rights (defined below), effective as of the Effective Date. The term "Assigned Rights" means: (i) all of Assignor's right, title, and interest in and to the Purchase Agreement; (ii) all of Assignor's right, title, and interest in and to the reports, studies and documents set forth below; and (iii) all of Assignor's right, title, and interest in the Initial Deposit. Assignee accepts this assignment and assumes and agrees to perform all the obligations of the purchaser under the Purchase Agreement arising on and after the Effective Date and agrees to defend, indemnify, and hold harmless Assignor from any claims, liabilities, damages or demands that arise therefrom.

2. Assignment Fee. On the Closing Date under the Purchase Agreement, the Assignee shall pay to Assignor the sum of Two Hundred Fifty Thousand (\$250,000.00) Dollars. The Assignment Fee shall be earned and payable upon the successful closing of the transaction contemplated by the Purchase Agreement. The Assignment Fee shall be shown on the Purchaser's Settlement Statement and shall be paid by the Title Company to Assignor contemporaneous with the funding of the transaction contemplated by the Purchase Agreement.

A. Reimbursement of Certain Costs. Upon full execution of this assignment, Assignee shall reimburse Assignor upon proof of payment by Assignor, all cost for surveying,

engineering, environmental investigation, and Miss Dig if such costs were related to the building of an express car wash on the Premises. This reimbursement amount is \$20,660.07 ("Cost Reimbursement"), see attached exhibit A for copies of the invoices which are being reimbursed. In addition, Assignee shall reimburse Assignor for the Deposit in the amount of \$75,000.00 ("Deposit Reimbursement"). The Deposit Reimbursement and Cost Reimbursement shall be wired to the Assignee within 24 hours of the Effective Date to Account Number 02387219622 Routing Number 072403473.

B. Title Commitment. Assignor has obtained and is providing Assignee with an updated title commitment, which is attached hereto as Exhibit D.

3. Assignor's Representations and Warranties. As a material inducement to Assignee to enter this Assignment, Assignor hereby represents and warrants to Assignee as follows:

(a) As of the date of this Assignment, the Purchase Agreement attached hereto as Exhibit A is a true, accurate and complete copy of the Purchase Agreement and there have been no amendments or modifications thereto other than those which are attached to this Agreement.

(b) Assignor has not previously assigned, transferred, sold or conveyed or in any manner pledged or hypothecated its right, title or interest in and to the Purchase Agreement.

(c) Neither Assignor nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (defined below) (including those named on the List (defined below)) or under any statute, executive order (including the Order (defined below)), or other governmental action. For purposes of this Agreement, "OFAC" shall be deemed to mean the Office of Foreign Asset Control of the U.S. Department of the Treasury, the "**List**" shall be deemed to mean OFAC's Specially Designated and Blocked Persons List, and the "**Order**" shall be deemed to mean the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit or Support Terrorism.

(d) To the best of Assignor's knowledge without independent inquiry, Assignor has no knowledge of any pending or threatened condemnations, expropriations, eminent domain or other similar proceedings affecting the Property or access to and from the Property.

(e) To the best of Assignor's knowledge without independent inquiry, Assignor has no knowledge of any governmental authority of pending or threatened termination of access to the Property from adjoining public or private streets or ways.

(f) To the best of Assignor's knowledge without independent inquiry, Assignor has no knowledge of any pending, outstanding, or threatened litigation, administrative proceedings, orders, or judgments that could reasonably be expected to materially adversely affect: (i) the Property; (ii) the use thereof; or (iii) Seller's ability to perform under the Purchase Agreement.

All representations and warranties of Assignor made in this Assignment shall be true as of the date of this Assignment. "Knowledge" as used in Assignor's representations and warranties means the actual, current knowledge, without inquiry, of Sarmad Shayota.

4. Assignee's Representations and Warranties. Assignee hereby represents and warrants to Assignor as follows:

(a) The signatory hereto on behalf of Assignee has been duly authorized to execute and deliver this Agreement and to bind Assignee hereto. Assignee has full power to consummate the transaction described in this Agreement, the execution and delivery of this Agreement by Assignee and the consummation by Assignee of the transaction described herein has been duly and validly authorized by all necessary action and the observance of all required formalities on the part of Assignee such that this Agreement constitutes a valid and legally binding obligation of Assignee, enforceable against Assignee in accordance with its terms.

(b) Neither Assignee nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents, is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of OFAC (including those named on the List) or under any statute, executive order (including the Order), or other governmental action.

5. Due Diligence. Assignee hereby acknowledges and agrees that Assignee is relying solely upon its own inspections of the Property and that if Assignee elects to purchase the Property, it shall do so without representations, warranties or covenants, express or implied, of any kind or nature from Assignor including, but not limited to, the zoning of the Property, the tax consequences to Assignee, the physical condition of the Property, environmental compliance, governmental approvals and compliance of the Property with applicable rules, regulations, ordinances and statutes. This Agreement is contingent upon Assignee obtaining a second amendment to the underlying real estate purchase agreement set forth in Exhibit A which extends the inspection period to at least July 20, 2024. The Purchase Agreement is set forth on Exhibit A is valid and enforceable as of the day of execution of this Agreement. Assignee hereby waives and relinquishes all rights and privileges arising out of, or with respect to or in relation to, any

representations, warranties or covenants, whether express or implied, which may have been made or given, or which may be deemed to have been made or given, by Assignor (other than the limited representations and warranties set forth above). In the event Assignee actually takes title to the Property, Assignee hereby assumes all risk and agrees that Assignor shall not be liable to Assignee (or Assignee's successors and assigns) for, and Assignee hereby expressly waives and releases any claims it may have now or in the future against Assignor on account of, any special, direct, indirect, consequential or other damages resulting or arising from or relating to the ownership, use, condition, location, maintenance, repair or operation of the Property. Assignee shall provide Assignor copies of any due diligence reports, surveys etc. it performs on the Property.

6. Brokers. Assignee is represented by Jared Gell of Mid-America Real Estate Group, 38500 Woodward Ave, Ste 100, Bloomfield, MI 48304 and at closing shall be paid by Assignor a fee of \$26,000.

7. Miscellaneous. This Agreement shall be governed by the laws of the State in which the Property is located. This Agreement and the exhibits attached hereto embody the entire agreement between the parties in connection with the transaction contemplated hereby and there are no oral or parole agreements existing between the parties relating to such transaction which are not expressly set forth herein and covered hereby. This Agreement may not be modified except in writing signed by all parties. No party other than Assignor and Assignee and their successors and assigns, shall have any rights to enforce or rely upon this Agreement, which is binding upon and made solely for the benefit of Assignor and Assignee and their successors and assigns, and not for the benefit of any other party.

8. Breach; Remedies. In addition to all other remedies available to the non-defaulting party, including, but not limited to, recovery from the defaulting party of actual damages and reasonable attorneys' fees incurred in the enforcement of this Assignment, the non-defaulting party shall have the right to injunctive relief to enjoin any actual or threatened breach of this Assignment. All of the non-defaulting party's remedies for breach of this Assignment shall be cumulative and the pursuit of one remedy shall not be deemed to exclude any other remedies.

9. Counterparts. This Assignment may be executed in as many counterparts as may be convenient or required, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties hereto consent to electronic signatures pursuant to the Michigan Uniform Electronic Transactions Act.

10. In the event the Assignor does not pay to Assignee the Cost Reimbursement and the Deposit Reimbursement within 2 federal business days of Assignor providing a fully executed 2nd Amendment to Purchase Agreement then this Assignment shall be void Ab Initio.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment to be effective as of the Effective Date.

ASSIGNOR:

2675 Washtenaw, LLC

Sarmad Shayota
Sarmad Shayota, Managing Member

Date: 02/09/2024

ASSIGNEE:

EROP, LLC,
an Illinois limited liability company

Jeff Justice

By: Jeff Justice, Assistant Manager
EROP LLC

Date: February 6, 2024

Exhibit A

Real Estate Purchase Agreement including all amendments.

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (this "Agreement"), is made and entered into as of the date of Purchaser's acknowledgment of its receipt of a fully executed copy of this Agreement on the signature page hereof (the "Effective Date"), by and between Amer Kasham and Ronny Furha (the "Seller") and 2675 Washtenaw, LLC, a Michigan limited liability company (the "Purchaser").

RECITALS:

A. Seller is the owner of that certain real property consisting of building of approximately 3,416 rentable square feet with parking situated on approximately 1.53 acres located at 2675 Washtenaw Ave., Ypsilanti, Michigan 48197, with a property identification number of K01106304004, as more particularly described on Exhibit "A" attached hereto and hereinafter referred to as the "Real Estate."

B. Seller desires to sell and Purchaser desires to purchase the Real Estate, all in accordance with and subject to the terms and conditions hereinafter set forth below.

CONSIDERATION AND AGREEMENT:

IN CONSIDERATION of the mutual covenants and agreements herein contained and of the benefits to be derived here from, receipt whereof is hereby severally acknowledged, Seller and Purchaser hereby agree as follows:

1. Offer. Purchaser hereby offers and agrees to purchase the Real Estate together with all improvements thereon and appurtenance thereto. Included in this sale are all leasehold interests and other items of personality used in connection therewith and all tenements, hereditaments, privileges and appurtenances thereto belonging or in any way appertaining thereto including all right, title and interest of Seller in any street, road or avenue, open or proposed, in front of or adjoining the Real Estate, or any part thereof, all water, air, riparian and mineral rights, and the use of appurtenant easements, whether or not of record, strips and rights of way abutting, adjacent, contiguous or adjoining the Real Estate and all assignable licenses, franchises, rights and governmental or other permits, authorizations, consents and approvals, including those necessary to own and/or operate the Real Estate, to the extent that the same are legally assignable, all rights of Seller under any express or implied guaranties, warranties, indemnifications and other rights, if any, and which Seller may have against suppliers, laborers, materialmen, contractors or subcontractors arising out of or in connection with the installation, construction and maintenance of the improvements, fixtures and personal property on or about the Real Estate, all future land division rights, if any, and all of Seller's rights under all assignable service contracts which Purchaser may desire to assume, subject only to those easements and restrictions of record which are approved by Purchaser. All of the foregoing is sometimes hereinafter referred to as the "Subject Premises."

2. Acceptance. Seller hereby accepts the said offer of the Purchaser. Such offer and acceptance are subject to and in accordance with the terms and conditions hereinafter set forth.

3. Purchase Price. The purchase price for the Subject Premises is One Million One Hundred Thousand and 00/100 (\$1,100,000.00) Dollars. The Purchase Price shall be paid as follows:

A. Deposit. Within three (3) business days after the Effective Date, Purchaser shall deposit in escrow with Vital Title, whose address is 32000 Northwestern Highway, Suite 155, Farmington Hills, Michigan 48302 ("Escrow Agent"), an earnest money deposit in the amount of Twenty Five Thousand and 00/100 (\$25,000.00) Dollars, which sum shall be applied upon the Purchase Price at Closing if the transaction is consummated or delivered to Purchaser or Seller, as the circumstances warrant, under the terms of this Agreement (the "Deposit").

B. Balance. The Purchase Price shall be paid in immediately available funds at Closing.

4. Evidence of Title.

A. Title Commitment. As evidence of Title, Purchaser shall order a Commitment for an A.L.T.A. fee owner's policy of title insurance to be marked up and/or issued at Closing (with a final policy issued as soon as possible thereafter) without standard exceptions, in the amount of the total Purchase Price (the "Commitment"), which Commitment shall be issued by Vital Title, Attn: Ramy Sesi, whose address is 32000 Northwestern Highway, Suite 155, Farmington Hills, Michigan 48302, the same to bear a date later than the date hereof, wherein the Title Company shall agree to insure the title in the condition required hereunder. Purchaser shall, at the time of Closing, order a Policy of Title Insurance from the Title Company pursuant to said Commitment. The cost of said Commitment and Title Insurance Policy shall be paid for by Seller. The cost of any title endorsements to be issued in connection with the Owner's Policy of Title Insurance shall be paid for by Purchaser.

B. Survey. Seller agrees to furnish or cause to be furnished to Purchaser a copy of the most recent A.L.T.A. "as built" survey of the Subject Premises (the "Existing Survey"). Thereafter, Purchaser shall have the right to obtain an update to such Existing Survey or a new survey of the Subject Premises (the "Updated Survey"), at Purchaser's sole cost and expense.

C. Objections. If objection to the title is made by Purchaser within twenty-one (21) days following Purchaser's receipt of the last of the Commitment, legible copies of all items of record and the Updated Survey, stating that the title or Updated Survey is not satisfactory to Purchaser, Seller shall have five (5) days from the date notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above satisfactory to Purchaser in all respects, or (3) to notify Purchaser that Seller is unable to remedy the title or obtain the title insurance after using best efforts to do so and thereafter, Purchaser

may elect to terminate this Agreement and receive a refund of the Deposit if Seller does not cure all such title objections or Purchaser may elect to waive such defects and proceed with this transaction subject thereto and, provided further, that in the event that any such defect(s) results from liens or encumbrances having liquidated amounts, Seller shall cause such defects to be paid off and released at Closing. If Purchaser does not notify Seller of a particular defect by the date required above, then Purchaser shall be deemed to have approved the matters identified in the Commitment and the Updated Survey. If the Seller is unable to remedy the title or obtain title insurance within the time specified and Purchaser elects to terminate this Agreement, the Deposit shall be refunded forthwith in full termination of this Agreement. In the event that there are new conditions identified on any updated Commitments or any modifications to the Updated Survey, then, in such event, Purchaser shall have the right to notify Seller of such additional objections which will be treated as new title defects as set forth in this Section 4.C and Purchaser shall have the right to object to such matters as set forth above. In the event Purchaser notifies Seller of any title defects as provided above and thereafter obtains title insurance endorsements to provide affirmative insurance with respect to such title defects, then in such event, Seller shall be solely responsible for the cost of such title endorsements.

5. Possession. Exclusive possession shall be delivered to Purchaser at the time of Closing. Seller shall terminate any leases prior to closing and shall provide evidence of the same to Purchaser.

6. Representations, Warranties and Covenants. Seller represents, covenants and warrants unto Purchaser, as of the date hereof and the date of Closing and to survive thereafter, as follows:

A. The party executing this Agreement on behalf of Sellers has the full power and authority to enter into and perform this Agreement on behalf of Seller and the person executing this Agreement has been duly authorized to do so on behalf of Seller.

B. Possession of the Subject Premises shall be delivered to buy free from all leases and encumbrances.

C. All information of Seller provided to Purchaser heretofore or hereafter to be provided, including the information referred to on Exhibit "B" attached hereto, is true, correct and genuine in all material respects.

D. Intentionally Omitted.

E. To the best of Sellers' knowledge, there are no violations of any building codes, set back requirements, zoning ordinances, building and use restrictions, licensing laws, health codes, ADA or similar handicappers' rights laws, of any municipal or governmental authority or fire department requirements. In the event any state or local governmental authority requires inspections of the Subject Premises before transfer, then Seller shall arrange and pay for any such inspections.

F. There are no lawsuits, condemnation proceedings, administrative

proceedings or environmental investigations, pending or, to the best of Sellers' knowledge, threatened, affecting the Subject Premises or Seller's ability to convey same and there are no assessments, charges or other obligations or improvements affecting the Subject Premises.

G. (i) Except with respect to the Leases service contracts set forth on Exhibit "C" attached hereto, there are no other leases, contracts or other agreements of any kind or nature whatsoever, written or oral, express or implied, with respect to the Subject Premises, and (ii) Seller has been paid all tenant improvement allowances and leasing commissions due in connection with the Leases and there are not outstanding tenant improvements required to be completed by Seller under any of the Leases, except as set forth in Section 9(j) of this Agreement.

H. To the best of Sellers' knowledge, there is no hazardous material, substance or waste, whether liquid, solid, gaseous or otherwise, located in, upon, under or adjacent to the Subject Premises or any ground or surface waters or water courses thereon or thereunder, and the Subject Premises and any adjacent properties are not now nor were they previously used for storage, disposal, manufacture, generation, whether as a by-product or otherwise, of any hazardous or toxic substance. The Subject Premises do not now, nor have they ever had installed thereon any above ground storage tank or thereunder any underground storage tank.

I. Sellers are not a "foreign person" as defined in §1445(f)(3) of the Internal Revenue Code; Seller shall so certify at Closing.

J. No Finder. Other than Ahmed Farha and Encore Real Estate Investment Services, whose fees are to be paid by Seller and which fees total 6% of the Purchase Price (such amount to be split equally between them), neither Seller nor any person acting on its behalf has paid or become obligated to pay any fee or commission to any broker, finder or intermediary for or on account of the transactions contemplated by this Agreement.

K. Disclosure. To Seller's knowledge without any duty to investigate, none of the representations or warranties of Seller contained herein, and none of the other information or documents furnished to Buyer or any of its representatives by Seller or its representatives pursuant to the terms of this Agreement, is false or misleading in any material respect.

L.

If at any time Purchaser determines that any of the representations and warranties set forth above are incorrect or untrue or in the event that that Seller fails to perform any of the covenants contained in this Agreement, then, in such event, and notwithstanding anything contained herein to the contrary, Purchaser shall have the right to terminate this Agreement upon written notice to Seller in which event the entire Deposit shall be returned to Purchaser in addition to any other rights and remedies available to Purchaser as provided in this Agreement.

7. Conditions Precedent. The obligation of Purchaser to close on the transaction contemplated herein shall be conditioned upon each of the following conditions precedent:

- A. Title and Survey. Satisfaction of the title and survey conditions.
- B. Inspection Period. Purchaser and its agent shall have a period of one hundred eighty (180) calendar days (the "Inspection Period") commencing upon the later of (i) the Effective Date, and (ii) the date of Purchaser's receipt of each of the due diligence items to be delivered by Seller to Purchaser pursuant to Section 8.C below, to inspect or cause to be inspected all aspects of the physical, environmental, zoning, use and economic condition of the Subject Premises, access to which shall be freely granted to Purchaser and/or Purchaser's agents, representatives, at all reasonable times and Purchaser may perform any environmental and soil studies that it feels are necessary to determine the condition of the Subject Premises. If Purchaser is not satisfied in its sole and exclusive discretion with the results of the inspections for any reason whatsoever, Purchaser may rescind this transaction by e-mailing or mailing written notice to Seller within three (3) business day after the expiration date of the Inspection Period and shall thereupon receive a refund of the Deposit held by Escrow Agent and be relieved of any and all liability hereunder. Purchaser shall have no obligations to notify Seller of any reasons for such rescission.
- C. Due Diligence Information. Not later than five (5) business day after the Effective Date, Seller shall provide Purchaser with copies of each of the due diligence materials and property information documents identified on Exhibit "B."
- D. Tax Parcel. Seller shall have provided Purchaser with reasonable evidence that the Subject Premises is its own separate tax parcel.
- E. Condo Association Estoppel. To the extent (if any) the Subject Premises is subject to condo association or owners association, then, Seller shall obtain and deliver to Purchaser prior to Closing, estoppel certificates in form reasonably satisfactory to Purchaser from the Condo Association.
- F. Easement Estoppel. To the extent the Subject Premises is subject to any easements with third parties which provide for cost sharing or the use by the owner of the Subject Premises of offsite easements for roads, driveways, utility areas or parking lots, then, Seller shall obtain and deliver to Purchaser prior to Closing estoppel certificates in form reasonably satisfactory to Purchaser from all parties to such easement agreement(s).
- G. Zoning and Use. The Property has such zoning and use approvals and governmental permissions so that Purchaser or Purchaser's assigns future use may be conducted on the Property as such businesses are presently conducted.
- H. Material Advance Changes. There shall be no material changes in the physical or economic condition of the Tenants or Subject Premises from the date hereof to the date of Closing.
- I. Representations and Warranties. All of Seller's representations, warranties and agreements contained in Section 6 hereof shall be true and correct as of the date

hereof and on the date of Closing, which Seller shall certify to at Closing, and Seller shall not have, on the date of Closing, failed to meet, comply with, or perform, any condition or agreement on its part to be performed under the terms and conditions contained herein.

Closing. Purchaser and Seller shall close this transaction ("Closing") on the date which is ten (10) days following the expiration date of the Inspection Period or any extension of the Inspection Period pursuant to this agreement (or, at Purchaser's option, prior to such date); provided, however, in no event shall the Closing occur prior to the satisfaction (or written waiver by Purchaser) of all conditions precedent to Closing. If all conditions precedents have not been satisfied on or before the date of Closing, then Purchaser may (i) waive such condition(s) and proceed with this transaction, or (ii) declare this transaction null and void, in which event Purchaser shall thereupon receive a refund of the Deposit and Purchaser and Seller shall be relieved of any and all liability hereunder. The Closing shall take place via escrow or at the office of the Title Company or such other place as the parties may mutually agree. At Closing, such documents as may be necessary to complete this transaction shall be executed and/or delivered by Purchaser and Seller, including but not limited to an assignment of leases and rents, a general assignment pertaining to licenses, warranties, permits and intangible property, and a warranty bill of sale applicable to the tangible personal property owned by Seller. Seller shall execute a customary owner's affidavit to permit the Title Company to issue the owner's policy of title insurance without standard exceptions. Seller shall vacate the property by the later of April 1, 2023 or the Closing date.

8. Closing Adjustments. The following shall be apportioned against sums due Seller at Closing:

A. All real and personal property taxes and special assessments (general or special) which have become a lien on the Subject Premises, all charges for improvements or services already made to or for the benefit of the Subject Premises, and all assessments (general or special) arising out of or in connection with any assessment district created or confirmed prior to the date of Closing shall be paid by Seller at or before Closing. Current real property and personal property taxes shall be prorated as though paid in advance on the due date basis of the taxing authority on the basis of a three hundred sixty-five (365) day year; Seller being responsible for taxes up to the day of Closing and Purchaser being responsible for taxes thereafter.

B. Seller shall be responsible for payment of all operating expenses related to the Subject Premises or for causing the Tenants to pay all such operating expenses, which shall be paid in full prior to Closing and Seller shall provide Purchaser with reasonable evidence that all such operating expenses including all outstanding bills of utility companies and service providers have been paid in full through the date of Closing.

C. Seller shall be responsible for payment of all amounts due under all easement agreements or special assessments through the Closing Date, if any.

D. Seller shall pay all state, county, city and other real estate conveyance, stamp and similar taxes and any other transfer taxes due upon Closing or required to be paid upon recording of the warranty deed.

E. Purchaser and Sellers shall split, on a fifty/fifty (50/50) basis, any escrow fees/closing fees charged by the Escrow Agent.

F. Sellers shall pay the "Broker" (as defined in Section 16 hereof) the brokerage commissions due in connection with this transaction.

9. Duration of Offer. This offer may be revoked by Purchaser at any time prior to acceptance hereof by Seller.

10. Casualty. Until the day of Closing and actual exchange of legal title for the consideration to be paid hereunder, all risk of loss with respect to the Subject Premises shall be borne by Seller. In the event of destruction or damage to the Subject Premises prior to the date of Closing, Purchaser shall, at its option, have the right to (i) cause Seller to repair all damage to the condition existing prior to the destruction or damage and, in such event, the Closing Date shall be extended until the destruction or damage is repaired to the satisfaction of Purchaser and each Tenant that suffered damage to its leased premises; (ii) take the proceeds of the insurance, requiring Seller to pay the deductible amounts and proceed and go forward with the transaction, or (iii) declare the transaction to be void and of no further force and effect and Purchaser shall thereupon receive a refund of the Deposit and be relieved of any and all liability hereunder.

11. Condemnation. In the event that notice of any action, suit or proceeding shall be given prior to the Closing Date for the purpose of condemning any part of the Subject Premises, then Purchaser shall have the right to terminate its obligations hereunder within fifteen (15) days after receiving notice of such condemnation proceeding or later in the event that a Tenant elects to terminate its Lease as a result of such condemnation, and upon such termination, the Deposit shall be refunded to Purchaser and no party shall have any further rights or obligations hereunder except for representations, warranties and indemnities stated herein to survive this Agreement, and the proceeds resulting from such condemnation shall be paid to Seller. In the event Purchaser shall not elect to terminate its obligations hereunder, the proceeds of such condemnation shall be assigned and belong to Purchaser at Closing.

12. Deposit As Liquidated Damages. The Deposit shall be held by Escrow Agent and applied against cash due at Closing when the transaction is consummated. In the event of failure of any condition precedent, the Deposit shall be returned to Purchaser upon demand. In the event Purchaser fails to close on its purchase of the Subject Premises at Closing, which default remains uncured for a period of ten (10) days after written notice thereof is received by Purchaser, Seller shall be entitled to the Deposit as liquidated damages as its sole and exclusive remedy. In the event of a default by Seller hereunder, Purchaser shall be entitled to (i) exercise its right to terminate this Agreement in which event it shall receive a return of the Deposit and Seller shall reimburse Purchaser for Purchaser's out-of-pocket costs and expenses incurred in connection with this transaction; or (ii) to maintain an action against Seller for specific performance and/or damages. In the event that any action is brought to enforce the terms and

conditions of this Agreement, the non-prevailing party in such action shall be responsible for payment of all reasonably attorneys' fees, court costs and legal expenses incurred by the prevailing party. Nothing in this Section 13 shall be deemed a limitation on Purchaser's and Seller's rights to enforce any indemnification provisions set forth in this Agreement or in the closing documents to be executed and/or delivered at Closing.

13. Indemnity.

A. Seller shall indemnify, defend and hold Purchaser harmless from and in respect to any claims asserted by tenants, creditors, municipalities, counties, or employees of or claimants against Seller or of the Subject Premises up to the date of Closing including, without limitation, amounts owed to the City of Wixom or Oakland County which accrued prior to the Closing (including but not limited to: license fees, inspection fees), claims asserted by the Tenants relating to the condition of the building or the improvements thereon or resulting from a breach of any representations, warranties or covenants made by Seller in this Agreement or the closing documents to be executed and/or delivered by Seller at Closing. In no event shall Purchaser assume any liability of Seller. The parties acknowledge that this is not a sale of a business.

B. Purchaser shall indemnify, defend and hold Seller harmless from and in respect to any claims asserted by tenants, creditors or employees of or claimants against Purchaser or of the Subject Premises arising from events occurring from and after the date of Closing.

14. Sellers Covenants. From the date of this Agreement until the Closing Date:

A. Sellers shall operate, repair and maintain the Subject Premises in the same manner as the same have heretofore been maintained and shall permit no wasting of the Subject Premises.

B. Sellers shall not enter into any lease, lease amendment, license or occupancy agreement of any kind, without Purchaser's prior written consent, which shall be at Purchaser's sole discretion, in each such instance, which consent or refusal will not be unreasonably withheld, delayed or conditioned.

C. Sellers shall not transfer any of the Subject Premises, create any lien or encumbrance thereon, grant any easements or rights of way, or enter into any contract or other agreement affecting the Subject Premises which is not cancelable on and as of the Closing Date without Purchaser's prior written consent, in each such instance.

D. Seller shall provide Purchaser with copies of all written communications with Tenants.

E. Seller shall cooperate with Buyer in making applications to the City of Wixom to obtain approval for Buyer's use of the Subject Premises for a collision shop.

15. Broker. Except with respect to Ahmed Farha and Encore Real Estate Investment Services ("Broker"), whose six (6%) percent commission shall be paid by Seller. Seller and Purchaser do hereby certify, represent and warrant, each to the other, that they have not engaged, enlisted, employed or otherwise made use of any real estate broker or sales person in connection with this sale. Purchaser and Seller shall indemnify, defend and hold each other and their respective successors and assigns, harmless with respect to any claim of any real estate broker or sales person, claiming a commission and/or damages through or under the indemnifying party in connection with this transaction, including, without limitation, reasonable attorneys' fees, court costs and legal expenses.

16. Governing Law. This Agreement shall be governed by Michigan law.

17. Binding Effect. This Agreement shall bind the parties hereto, their respective successors and assigns. Purchaser may assign its interest hereunder without Seller's consent to an entity formed by Purchaser or its principals to acquire the Subject Premises at Closing. Except as permitted above, Purchaser may not otherwise assign its interest hereunder to a third party without first obtaining Seller's prior written consent.

18. Notices. Any notices, demands or requests required or permitted to be given hereunder must be in writing and shall be deemed to be given (i) when hand delivered, or (ii) one (1) business day after delivery to FedEx or similar overnight service for next business day delivery, or (iii) three (3) business days after deposit in the U.S. mail first class postage prepaid, or (iv) when sent by facsimile or electronic (e-mail) transmission during normal business hours (i.e., 8:00 a.m. to 6:00 p.m., Monday through Friday), if such transmission is immediately followed by any of the other methods for giving notice. In all cases notices shall be addressed to the parties at their respective addresses as follows:

If to Sellers:

Attn: Amer Kasham
Telephone: 734-352-0719
2675 Washtenaw Ave.,
Ypsilanti, MI 48197

With a Copy to:

Ahmed Farha
Telephone: 734-377-8094
7020 Whitmore Lake Road,
Whitmore Lake, 48189, MI
Email:
ahmed.farha@resourcerealtygroupmi.com

If to Purchaser:

Sarmad Shayota
Telephone: (586) 944-7511
Fax: N/A

With a Copy to:

Francis F. Yono, Esq.
Yono & Associates, PLLC
7125 Orchard Lake Road

E-Mail:
SShayota@pcsmobilesolutions.com

West Bloomfield, Michigan 48322

Telephone: (248) 626-2900

Fax: (248) 626-9140

E-Mail: francis@yonolaw.com

19. Tax Deferred Exchange (§1031). Seller shall cooperate with Purchaser to the extent that this transaction is part of a tax deferred exchange pursuant to §1031 of the Internal Revenue Code for Purchaser, provided, however that Seller shall not incur any cost, expense, risk or potential liability whatsoever on account thereof. Purchaser shall cooperate with Seller to the extent that this transaction is part of a tax deferred exchange pursuant to §1031 of the Internal Revenue Code for Seller, provided, however, that Purchaser shall not incur any additional cost, expense, risk or potential liability whatsoever on account thereof.

20. Assignment. The rights or obligations of Purchaser shall be assignable without the consent of the Seller.

21. Exclusivity. In consideration of the significant time and expense to be devoted by Purchaser with respect to its potential acquisition of the Subject Premises, Seller agrees that, during the term of this Agreement, it will negotiate exclusively with Purchaser concerning a potential sale of the Subject Premises and will not market the Subject Premises for sale or allow other potential purchasers to inspect or tour the Subject Premises and it has not and will not enter into any agreement to sell the Subject Premises to any party other than Purchaser. If the Seller breaches its obligations under this Section 21, Purchaser shall have the right to damages and, at Purchaser's election, injunctive or other equitable relief.

22. Time for Performance. In the event the last date for performance of any obligation or for giving any notice hereunder falls on a Saturday, Sunday or legal holiday of the state wherein the Real Estate is located, then the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday in such state. Time shall be of the essence for purposes of this transaction.

23. Survival. The terms, conditions, covenants and other provisions of this Agreement shall survive the Closing.

24. Counterparts. This Agreement may be executed in one or more counterpart copies, all of which together shall constitute and be deemed an original, but all of which together shall constitute one and the same instrument binding on all parties. This Agreement may be executed in telecopy (faxed) copies, DocuSign, and electronic (e-mail) copies and facsimile and electronic signatures shall be binding upon the parties.

IN WITNESS WHEREOF, the Purchaser has executed this Agreement on the date signed by Purchaser shown below and Seller has accepted same on the date signed by Seller shown below.

PURCHASER:

2675 Washtenaw, LLC
a Michigan limited liability company

By: Sarmad Shayota
Sarmad Shayota
Its: Authorized Agent

Date signed by Purchaser: February ^{14th} 2023

SELLER:

Amer Kasham
Amer Kasham
Romy Furia
Romy Furia

Date signed by Seller: February 16th, 2023

Purchaser's acknowledgement of receipt of Purchase Agreement signed by Seller.

2675 Washtenaw, LLC
a Michigan limited liability company

By: Sarmad Shayota
Sarmad Shayota
Its: Authorized Agent

Date signed by Purchaser: February ^{16th} 2023

EXHIBITS:

Exhibit "A" – Legal Description of Subject Premises
Exhibit "B" – Property Information
Exhibit "C" – Service Contracts

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PREMISES

To Be Inserted

c/k/a 2675 Washtenaw Ave., Ypsilanti, Michigan 48197

Property Id Number: K01106304004

Legal Description: **YP# 60-173 LOTS 172&173 ALSO LOT 174 EXC E'LY 100 FT ALSO LOT 175 EXC E'LY 50 FT ALSO LOTS
176-180 INCL FAIRVIEW HEIGHTS**

EXHIBIT "B"

PROPERTY INFORMATION

1. Copy of current service contracts
2. Utility bills for the past three (3) months
3. A list of major repairs and renovations during the past twelve (12) months
4. Copies of all reciprocal easement agreements, operating easement agreements, ECR's, declarations and party wall agreements encumbering the Property (if any).
5. Copies of any vendor contracts and all warranties for the Property (i.e. roof, HVAC, etc.).
6. Copies of existing title policies with all exhibits.
7. Copies of existing surveys.
8. Copies of existing environmental reports including phase I ESA's, phase II ESA's and/or BEA; copies of existing geotechnical reports and soil testing reports and analyses.
9. Copies of the certificates of occupancy.
10. Copies of all permits and approvals from state or local government agency, including site plan approvals, water, sewer, DOT or other road jurisdiction.
11. Copies of the current and past three years property tax bills.
12. A letter confirming the property and its improvements and parking are in compliance with zoning ordinance requirements.
13. A detailed listing of capital expenditures made in the past three years, other than initial construction.
14. Utility account numbers and vendors.

EXHIBIT "C"
SERVICE CONTRACTS

FIRST AMENDMENT TO PURCHASE AGREEMENT

This document is an Amendment ("Amendment") to the Purchase Agreement ("Agreement") between Amer Kasham and Ronny Furha ("Seller") and 2675 Washtenaw, LLC a Michigan Limited Liability Company ("Purchaser") fully executed on the 16th day of February, 2023 for that certain real property located at 2675 Washtenaw Ave., Ypsilanti, MI 48197 with a property identification number of K01106304004.

The provision of this Amendment is hereby added to and incorporated in the Terms and Conditions in the aforementioned Agreement. Any provision of this Amendment which are not numbered and fully completed shall have no force or effect. Now, Therefore, the parties agree as follows:

- 1.) Seller will allow the purchaser a one time right to extend the Inspection Period for an additional One Hundred Eighty (180) Calendar Days, if the purchaser elects to extend the Inspection period, the Purchaser acknowledges that a total of Ten Thousand (\$10,000) from the Earnest Money Deposit shall become non-refundable.

ACCEPTANCE

The undersigned buyer, seller accept and agree to the foregoing.

Purchaser:

2675 Washtenaw, LLC
a Michigan limited liability company

By: Sarmad Shayota
Sarmad Shayota
Its: Authorized Agent

03/10/2023
Date

Seller:

By: Amer Kasham
Amer Kasham

3/13/23
Date

By: Ronny Furha
Ronny Furha

3/13/23
Date

One Time Right to Extend Inspection Period Notice Letter

This document is the One Time Right to Extend the Inspection Period Notification Letter ("Notification Letter") to the First Amendment ("Amendment") between Amer Kasham and Ronny Furha ("Seller") and 2675 Washtenaw, LLC a Michigan Limited Liability Company ("Purchaser") fully executed on the 16th day of February, 2023 for that certain real property located at 2675 Washtenaw Ave., Ypsilanti, MI 48197 with a property identification number of K01106304004.

The Notice Letter is hereby added to and incorporated in the Terms and Conditions in the aforementioned Agreement. The Purchaser has elected to extend the Inspection Period, Purchaser acknowledges that a total of Ten Thousand (\$10,000) from the Earnest Money Deposit Shall become non-refundable.

2675 Washtenaw, LLC
a Michigan limited liability company

By: Sarmad Shayota
Sarmad Shayota
Its: Authorized Agent

08/14/2023

Date

SECOND AMENDMENT TO PURCHASE AGREEMENT

This document is an Amendment ("Amendment") to the Purchase Agreement ("Agreement") between Amer Kasham and Ronny Furha ("Seller") and 2675 Washtenaw, LLC a Michigan Limited Liability Company ("Purchaser") fully executed on the 16th day of February, 2023 for that certain real property located at 2675 Washtenaw Ave., Ypsilanti, MI 48197 with a property identification number of K01106304004.

The provision of this Amendment is hereby added to and incorporated in the Terms and Conditions in the aforementioned Agreement. Any provision of this Amendment which are not numbered and fully completed shall have no force or effect. Now, Therefore, the parties agree as follows:

- 1.) The purchaser shall wire an additional \$50,000 deposit to the title company, within 5 business days of execution of this Second Amendment, for a total of \$75,000.
- 2.) The entire earnest money deposit of \$75,000 will become non-refundable and released to the seller, however, will be applicable to the purchase price at the close of escrow.
- 3.) The Inspection Period shall expire on 08/01/2024.

ACCEPTANCE

The undersigned buyer, seller accept and agree to the foregoing.

Purchaser:

2675 Washtenaw, LLC
a Michigan limited liability company

By: Sarmad Shayota
Sarmad Shayota
Its: Authorized Agent

02/06/2024
Date

Seller: ^{Authentisign}
Amer Kasham
By: Amer Kasham
Ronny Furrha
By: Ronny Furha

02/07/24
Date

02/09/24
Date

EXHIBIT B

Aerial Photo of Site

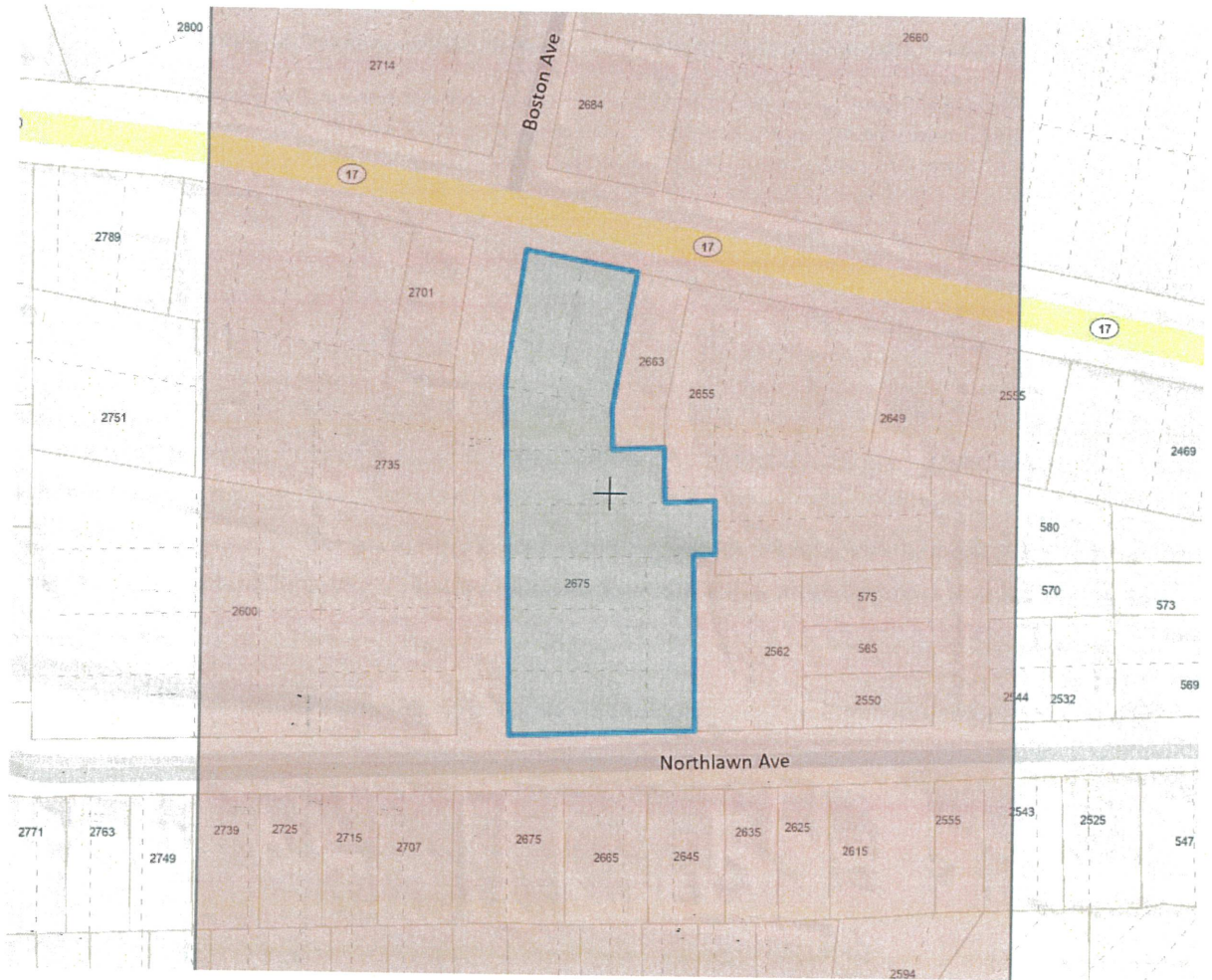


EXHIBIT C

Invoices to be Reimbursed



INVOICE

2500 Camino Diablo, Walnut Creek, CA 94597

Tel: 925.746.6000

DATE	INVOICE #
3/17/2023	005-02336129

BILL TO: A & S Eureka Investments, LLC Sarmad Shayota 323000 Northwestern Hwy, Suite 210 Farmington Hills, MI 48334 sshayota@gmail.com	REPORT TO: Sarmad Shayota 32300 Northwestern Highway #210 Farmington, MI 48334	PROJECT ADDRESS: Putterz 2675 Washtenaw Avenue, Ypsilanti, MI 48197
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TERMS	PROJECT MANAGER	PROJECT #	CLIENT REFERENCE/LOAN #
Due Upon Receipt	Martin, K	476480	

PROJ. TYPE	DESCRIPTION	AMOUNT
SRVY-ALTA	Alta Survey	\$3,450.00
SRVY-SPEC 005-02337996	Topographic Information	\$9,850.00
SRVY-UTIL	Underground Utility Locating Service	\$2,550.00
DD-PHI-AAI	Phase I Environmental Site Assessment	\$2,200.00
	Payment received 12/26/2023	(-\$18,050.00)
A LATE FEE OF 1.5% PER MONTH WILL (ANNUAL RATE 18.0%) WILL BE CHARGED TO ALL PAST DUE ACCOUNTS		TOTAL \$0.00

REMIT TO:

AEI CONSULTANTS
ACCOUNTS RECEIVABLE
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597-3940
PHONE: 925-746-6000

PLEASE INDICATE INVOICE NUMBER ON PAYMENT
FEDERAL TAX ID# 68-0288965
ALL ENVIRONMENTAL, INC. DBA AEI CONSULTANTS

STONEFIELD

607 Shelby Street, Suite 200, Detroit, MI 48226

INVOICE

Invoice # DET-230108.100C

Date: November 21, 2023

TO: A & S Eureka Investments, LLC
 Sarmad Shayota
 323000 Northwestern Hwy, Suite 210
 Farmington Hills, MI 48334
sshayota@gmail.com



PROJECT NO.	SITE LOCATION	DUE DATE
DET-230108	2675 Washtenaw Avenue, Ypsilanti, MI	Upon Receipt

TASK	DESCRIPTION	CONTRACT AMOUNT	BILLED TO DATE <small>(including current billing)</small>	CURRENT AMOUNT
SITE / CIVIL ENGINEERING SERVICES				
Task A	Due Diligence Investigation & Conceptual Site Layout	\$500.00	\$500.00	\$500.00
Task B	MDOT/County/Municipal Pre-application Meeting	\$1,000.00	\$1,000.00	\$1,000.00
Task C	Site Plan Approval Document Preparation	\$6,000.00	\$1,000.00	\$1,000.00
Task D	Landscape Design	\$1,500.00		
Task E	Lighting Design	\$1,000.00		
Task F	Zoning Board of Adjustment Approval Process	\$1,500.00		
Task G	Special Use Planning Commission Approval Process	\$2,000.00		
Task H	Construction Documents & Final Engineering	\$9,000.00		
Task I	Stormwater Management Design	\$3,000.00		
Task J	Jurisdictional Agency Permitting			
	Soil Erosion & Sediment Control Permit	\$1,000.00		
	MDOT Right-of-Way Permit	\$2,000.00		
	Stormwater Drain Permit	\$2,000.00		
Task K	Project Revisions	\$3,000.00		
Task L	RFI Review/Submittals	\$2,000.00		
Task M	Project Meeting & Project Coordination	\$3,000.00		
REIMBURSABLES				
	FedEx	\$41.12	\$41.12	\$41.12
	Mileage	\$68.95	\$68.95	\$68.95
			Total:	\$2,610.07

EXHIBIT D

Title Commitment



ALTA COMMITMENT FOR TITLE INSURANCE

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Form 50230226 (12-15-23)



VITAL TITLE



TITLE INSURANCE COMMITMENT

Issued By
FIRST AMERICAN TITLE INSURANCE COMPANY
Through its Agent
VITAL TITLE, LLC

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation ("Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore *Greg L. Smith*

Dennis J. Gilmore, President Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; [and]
- f. Schedule B, Part II—Exceptions; [and]
- g. a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of

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the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Vital Title, LLC
Issuing Office: First American Title Insurance Company
Issuing Office's ALTA® Registry ID: 1193380
Loan ID Number:
Commitment Number: VT414851
Property Address: 2675 Washtenaw Ave., Ypsilanti, MI 48197
Revision Number: []

**SCHEDULE A
COMMITMENT**

1. Commitment Date: January 22, 2024 at 8:00AM
(Last Revised February 1, 2024 10:14AM)
2. Policy to be issued:
 - a. [2021 Owner's Policy]
Proposed Insured: 2675 Washtenaw, LLC, a Michigan limited liability company
Proposed Amount of Insurance: \$1,100,000.00
The estate or interest to be insured: Fee Simple
 - b. [2021 Loan Policy]
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in Amir Kasham and Ronny Furrha, tenants in common
5. The Land is described as follows:
See Schedule C attached hereto and made a part hereof.

FIRST AMERICAN TITLE INSURANCE COMPANY

Linda Hinshon-Canter, Authorized Signatory
Vital Title, LLC
32000 Northwestern Hwy, Suite 155, Farmington Hills, MI 48334

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**SCHEDULE B, PART I - REQUIREMENTS
COMMITMENT**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. REQUIREMENT: Submission prior to or at closing of satisfactory affidavits will result in the removal of Items 1 through 5 on Schedule B of the Owner's Policy to be issued.

NOTE: Upon review, additional requirements may result.

6. REQUIREMENT: Record deed executed by Amer Kasham aka Amir Kasham and Ronny Furrha, tenants in common to 2675 Washtenaw, LLC, a Michigan limited liability company.
7. NOTE: A search of the Washtenaw County Records, as of the effective date herein, reveals that the subject property is free and clear of any existing mortgages. If there are any existing open mortgages, disclosed by the owner, or reflected on a credit report, please contact the Company immediately so that the commitment can be revised accordingly.
8. REQUIREMENT: Pay any unpaid property taxes:
Tax ID #: K-11-06-304-004
Property Address: 2675 Washtenaw Ave., Ypsilanti, MI 48197

2023 Winter in the amount of \$4,985.11 are Due. includes \$575.74 delq water.
2023 Summer in the amount of \$10,830.12 are Due.

Any amounts shown as unpaid do not include collection fees, penalties or interest.

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**SCHEDULE B, PART II – EXCEPTIONS
COMMITMENT**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Taxes and assessments that become a lien against the property after date of closing. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
8. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
9. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas, and minerals in and under and that may be produced from the captioned Land.
10. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
11. Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181, et seq.) or under similar federal or state laws.
12. Easements, Setback Lines, as shown on the recorded plat.

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13. The following matters as referenced on survey dated March 29, 2023, prepared by AEI Consultants, being Job No. 23-1796:

- A. existing fence crossing Westerly property line through Lot 179;
- B. existing fence crossing Easterly property line through Lot(s) 175, 176 and Lot 180;
- C. existing parking stripes extending beyond and crossing Westerly property line within Lot(s) 173, 175 and Lot 176;
- D. existing overhead power lines crossing property.

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**SCHEDULE C
COMMITMENT**

Legal Description

The Land is described as follows:

Land situated in the Township of Ypsilanti, County of Washtenaw, State of Michigan, more particularly described as:

Lot(s) 172 through 180, of "FAIRVIEW HEIGHTS", according to the plat thereof recorded in Liber 7, Page(s) 12 of Plats, Washtenaw County Records, EXCEPT the East 50 feet of Lot 175; AND EXCEPT that part of Lot 174 described as follows: Commencing at the Southeast corner of Lot 172, thence Southeast along the Southwest side line of Lots 171 and 170 to the Northeast corner of Lot 174; thence South along the East side line of Lot 174 to the Southeast corner of Lot 174; thence West along the South line of Lot 174 to a point where the South-East side line of Lot 172 extended South-East would intersect the South side line of Lot 174; thence Northerly to the PLACE OF BEGINNING.

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